

DRAFT

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1a. Targeted Area and Brownfields

1(a) (i) Background and Description of Target Area

Populated by small towns and rural communities, Clearfield County lies in the center of Pennsylvania, 30 miles west of Penn State University. Clearfield County covers more than 735,000 picturesque acres or 1,150 square miles, and is home to 81,642 people, 30 townships, 20 boroughs and one city. Clearfield Borough is the County seat. Interstate 80 is just minutes away, and Clearfield County is an ideal location for targeting major markets in the Eastern United States, the Midwest, and Canada. It is also in a position to capitalize on its convenience to State College and Penn State University.

While rural, Centre County has rich industrial history. The availability of coal, lumber, railroads, and access to major markets, led to the location of brick works, tanneries, wood processors, coal mines, and small manufacturers. The subject site was in fact a tannery, (“former Howes Leather Site”), that operated for approximately 100 years at this location. This site is in the small town of Curwensville, approximately 7 miles south of Clearfield and Interstate 80, and accessible via State Route 879 which runs throughout the valley. Today, Curwensville struggles with higher unemployment and poverty compared to Clearfield County, the State, and Country. See below:

	Curwensville	Clearfield Cty.	PA	US
Population 1	2,460	81,642	12,702,379	321,004,407
Unemployment 2	13.8%	5.1%	3.9%	3.7%
Poverty Rate 1	20.2%	15.3%	13.1%	14.6%
Median Household Income 1	\$37,987	\$45,188	\$56,951	\$57,652
% over 65	23.2%	18.9%	17.0%	14.9%

1 - Data are from the U.S.Census American Community Survey available at www.factfinder.2.census.gov/
2 - State/Cty. Data from the PA. Ctr. Workforce Info. at www.dli.state.pa.us/. Fed data from B. Labor Stat. at www.bls.gov

1(a)(ii) Description of Brownfield Site.

The Clearfield/Curwensville Route 879 Corridor lies in a valley surrounded by steep slopes on both sides. In the middle of the valley, flows the West Branch of the Susquehanna River (“West Branch”). It is all very scenic, but makes flat land scarce for industrial development and job creation. The subject site, owned by the Clearfield County Economic Development Corporation (“CCEDC”), is a flat 20.5-acres bordered by the West Branch. It is serviced by Meadow Road. It is ideal for industrial reuse, but 100 years of tannery contaminated the site. It closed in 2004. Previous efforts to mitigate the contamination were a helpful start, but not sufficient to obtain an Act 2 Liability Release from the State. Those efforts included:

- August 1993 – closure activities were performed on 4 USTs, with soil removed beneath 1 tank. A 1994 study recommended additional soil removal, which was not done
- Summer 2014 - six spill areas of PCBs were excavated and disposed
- October 2014 – during the removal of concrete flooring and footers, tanning vat sludge was uncovered and approximately 960 tons was removed and disposed.

However, several areas of environmental concern still remain, as discussed in Section 3 (a).

1. (b) Revitalization of the Target Area.

(b) (i) Reuse Strategy and Alignment with Revitalizations Plans

The development of the former Howes Leather site is consistent with Clearfield County's Comprehensive Plan. Among other things, the Comprehensive Plan calls for conservation of green space, use of existing infrastructure, reuse of brownfields, development of walking and biking trails, protection and use of the rivers, and directing public resources into older communities.

Our Reuse Strategy is to capitalize on the advantages of this Site, including:

- Existing infrastructure located at the curb (see details below)
- Access to Interstate 80 – approximately 7 miles away via State Route 879
- Access to Penn State University, it is 30 miles away in adjacent Centre County

The Site will be marketed locally, nationally, and internationally to industrial manufacturing companies in various industries where our County has competitive advantages. These industries include plastics, hardwoods, powdered metal, oil and gas, and food and beverage. There are already several local companies, including a lumber and truss manufacturer located adjacent to the site, that have expressed an interest in expanding on the subject site. In addition to this local interest, CCEDC works with the Pennsylvania Department of Community and Economic Development (“PADCED”) and the Office of International Business Development to attract foreign direct investment to the region. CCEDC has hosted recent business delegations from China, Japan, Australia, United Kingdom, India.

In FY 2008, CCEDC received an EPA Assessment Grant that led to the redevelopment of downtown Clearfield featuring new amenities including an expanded YMCA, a new Riverwalk along the West Branch, and private investment. We want to build on that success by providing ready sites available for larger industry, local entrepreneurial ventures, and amenities to attract a younger workforce.

1. (b)(ii) Outcomes and Benefits of Reuse Strategy

CCEDC anticipates subdividing this flat 20.5 acre parcel into smaller 5-acre parcels that can accommodate buildings of approximately 20,000 to 30,000 square feet. We project 100,000 to 120,000 square feet of new construction and a total private investment of \$12 million. Based on our industry experience of one job created for every 500 square feet of industrial development, we project approximately 240 jobs at this site. According to the American Community Survey, in 2017 Curwensville had a labor force of 1,237, with 171 unemployed (or 13.8% of the labor force). The redevelopment of the subject site, together with local workforce development efforts, would have a sizable impact on local unemployment. In fact, Curwensville could not supply workers to satisfy all employment demand generated by full redevelopment of the subject site. The site would also draw employees from nearby Clearfield, which is also a Federally designated Opportunity Zone. In addition to this employment impact, we project real estate tax revenues of approximately \$125,000 annually. BUDGET for Curwensville - Five Million Dollars.

By redeveloping this site, we will also generate “spillover” effects for the surrounding area. Those living, working or students next to this property see a path forward and a town moving forward. It stops the “cancer” of disinvestment from spreading and points the community on the path to health. The 240 jobs will also impact the local housing market with new buyers or renters.

RIVERFRONT. Other non-economic benefits. We will also integrate new recreational activities into this Cleanup Grant. Among other things this includes working with Pennsylvania Rails-to-Trails, which has a branch of the Pennsylvania Rails-to-Trails that runs along the West Branch, along S.R. 879.

1.(c) Strategy for Leveraging Resources

1(c) (i). Resources Needed for Site Reuse

To date, we have spent over \$1.6 million on the assessment and clean-up of this site. This includes remediation costs of \$1.34 million. We have developed a strong relationship with the staff at the PADCED, and secured a \$1.2 million grant from them under the Industrial Site Reuse Program (“ISRP”). Should we not secure the 100% funding from U.S. EPA under this Cleanup Grant proposal or should additional resources be needed for cleanup of the site, we have had discussions with PADCED staff regarding ISRP funding. With a significant investment to date in the project, PADCED is very favorably inclined to provide additional resources, if needed.

CCEDC has also invested over \$250,000 of its own funds in the assessment and clean-up of the site. Using our previous Assessment Grant, we demonstrated a keen ability to leverage resources, particularly for a small, rural County. Specifically, we leveraged over \$10 million for the following projects:

- YMCA Expansion - \$3 million, includes new Olympic sized swimming pool
- Riverwalk - \$5 million, includes municipal park, trail, and riverbank stabilization project that both prevents flooding and beautifies the West Branch.
- Multi-tenant office building and CCEDC new offices - \$2,000,000 grant from the Economic Development Administration.

We are confident we will generate similar results with this Cleanup Grant, taking advantage of our strong network with government and the private sector.

1. (c) (ii). Infrastructure Reuse.

The former Howes Leather site will incorporate existing infrastructure into its reuse plan. The site is located on Meadow St. in the Curwensville Industrial Park. The site has existing water, sewage, natural gas and electric service, along the frontage of the property. In addition, it has access to rail and water (West Branch). It is approximately 7 miles from State Route 879. Redevelopment of this Site also prevents the alternative - destruction of green space for 20.5 acres of new industrial development.

It is our intent to recruit private owners/operators to the site. As part of their development costs, they will extend roads and laterals to individual buildings. Where needed, the State of Pennsylvania has a variety of programs to assist with individual business expansion and site development costs. These programs include the Pennsylvania Industrial Development Authority loans and the Business In Our Sites program.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.(a) Community Need

2. (a) (i) The Community’s Need for Funding

The demographics of our County convey the compelling need for economic development. With close to 14% of Curwensville’s working population unemployed, 20% in poverty, and over 23% over 65, we must find ways to attract jobs and a younger population. The need is for local jobs that provide a living wage.

In addition to unemployment and poverty, the subject site adds to the economic burdens facing Curwensville and its residents. The current condition of this site leads to disinvestment and abandonment. Together with stagnant population growth, this reduces property values and the tax base. Reduced property values have a detrimental impact on the housing market and net worth of local homeowners. It robs homeowners in Curwensville of a retirement nest egg, i.e. net worth of their home when sold. Homeowners in growing communities have equity in their homes as a retirement nest egg; residents in Curwensville do not. Instead of retiring in some comfort, many local residents may retire in poverty.

The stagnant real estate market, then impacts the tax base. As a small community with limited resources, Curwensville does not have the staff or finances to invest in economic development activities or cleanup of the subject site. Similarly, CCEDC is a small non-profit economic development organization with an annual budget operating budget of less than \$500,000, and we are not able to dedicate internal resources to environmental remediation. The State has the Industrial Site Reuse Program (ISRP), but that requires a 25% match, and these community do have the match. Moreover, the ISRP program is currently out of funds until July 2020.

2. (a)(ii). Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Across Meadow Street from the subject property, is the Curwensville Elementary School. Approximately 450 children are enrolled at the School – ages 5-12.

Under the selected Cleanup Plan, CCEDC will remediate the site through a variety of engineering or institutional controls such as soil removal, soil caps, vapor barriers, or other regulatory action – all designed to eliminate exposure to these contaminants. CCEDC will also take great care to protect the school age children from contaminants during the assessment and remediation. Our selected environmental consultant will develop site specific health and safety plans for derived wastes, suppress dust, and restrict work areas, among other things.

As mentioned, the West Branch borders the site and flows north into Clearfield. The West Branch is heavily used for recreational purposes (kayaking, canoeing, fishing). The subject site and groundwater can pose potential hazards both to recreational users and the public water supply.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Curwensville and Clearfield County suffer higher incidences of disease. In Curwensville, the stress factors of higher unemployment (almost 4% greater than the national average), poverty (40% above the national average) also create conditions that contribute to health problems. Within Clearfield County and Curwensville:

- 22% of residents were in fair or poor general health compared to 17% statewide.
- The rate of chronic Hepatitis B is 15 per 100,000 compared to 7.5 per 100,000 statewide.
- The rate of prostate cancer in men 120 per 100,000 compared to 101 per 100,000 statewide. This cancer can be affected by environmental factors such groundwater and drinking water contamination.

*Source: PA. Department of Health – An Analysis of Cancer Incidence in Pennsylvania Counties., 2012-2016.

(3) Disproportionately Impacted Populations

Clearfield County is in the middle of the Marcellus Shale geologic formation. Currently there are 102 active wells, and those wells have been cited for 67 violations by the Pennsylvania Department of Environmental Protection (PADEP), according to www.stateimpact.npr.org. These wells pose potential exposures to both water and air. Water exposures include spills during transport of chemicals, leaks through underground fissures in rock formations, and runoff from drilling flowback water. Air exposures include evaporation from surface ponds containing flow back water and flaring of gas wells. Potential contaminants include methane, VOCs, and particulate matter. According to the periodical, Environmental Health Perspectives, surveys of individuals living near gas facilities in Pennsylvania report a variety of health problems including throat burning, sinus problems, headaches, skin problems, gastrointestinal issues, and stress.

2 (b) Community Engagement

2(b)(i) Project Partners

3.(c) Partnerships with Community Organizations

(i) Description & Role and 2(b)(ii) Project Partner Roles

Partner Name	Point of Contact	Specific Role in the Project
Curwensville School District	Ronald Matchock, Superintendent	Elementary school sits across Meadow St. from the site. School District will provide input on the Clean-Up Plan and schedule. CCEDC will also provide project updates and use the remediation/redevelopment as a teaching moment for students.
Curwensville Borough	Sarah Curulla, Chair – Curwensville Borough Council	Provide input on Clean-Up and schedule, and CCEDC will provide status reports. Borough has permit authority for new land/building development and be a partner in attracting new industry.
Curwensville Regional Development Corp. (“CRDC”)	Eric Johnson, Chairman	Partner in attracting new industry to site and will be involved in Quarterly progress meetings
PA. Career Link	1125 Linden Street, Clearfield, PA	Will work with companies looking to locate on the site, and provide employment referrals through our data base. Also network with other workforce program such as County Career and Technology Center.

Also of note, as part of our economic development efforts, CCEDC courts and maintains relationships with a variety of local stakeholders. Among others, this includes: Regional PADEP office – located in Williamsport, PA, and has regulatory authority under PA Act 2.; Clearfield County Commissioners, and State Senator Joseph Scarnati, President Pro Tempore of the Senate, and a great partner and friend to Clearfield County. His staff attends CCEDC meetings.

2(b)(iii) Incorporating Community Input

Throughout CCEDC's history including implementation of the 2008 Assessment Grant and the 2018 Assessment Grant, we have strived to maintain partnerships with the communities that we serve. Nobody understands a community better than the people who work and live within that community.

Public Meeting. For the preparation of this grant, we held a public meeting on November 22, 2019, announcing our intention to apply for the Clean-Up Grant, and providing a summary of this application. The public ad for the meeting ran in The Clearfield Progress on November 19, 2019.

On-going Communications: Meetings. We will also hold quarterly meetings with our Partner organizations – the Borough, the School District, and CRDC. Curwensville Borough is a small community, and its borough council effectively serves as a neighborhood-based group. We also request the County and Senator Scarnati include information in their newsletters. We also publish an annual report that will provide details on progress of the Clean-Up and redevelopment.

Public events. As we have with several projects, we will hold press events to update the public on the remediation and redevelopment of the subject site. This allows the public to view first-hand the work. From our prior experience, these events work very well and spark additional public interest. It is an effective way to involve the community at large and gain greater acceptance for future projects.

Media. We will continue to invite the local media, with whom we have strong relationships, to provide coverage on these public events. This includes GANT News, the Daily Media, and the Progress which covers greater Clearfield, and the Courier Express.

Web-Site. We will also continue to update our web-site with progress reports, as well as link our web-site to our Partner's web-sites. Our web-site has an "Available Properties" section which can be used to assist businesses in site selection. We will use this feature to showcase the subject site to attract developers/investors.

3 TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.(a) Proposed Cleanup Plan

Based on the results of previous environmental assessment activities at the Site, contaminated soils in the following four areas have been targeted for cleanup: Former Kerosene UST (Tank B) Area; Former Unleaded Gasoline UST (Tank A) Area; High Arsenic Concentration Area; and Historic Stormwater Outfall Area (Arsenic impacted). As discussed in the ABCA, the recommended cleanup alternative for each area is Excavation with Offsite Disposal, which would eliminate the risk to potential receptors and not require Activity Use Limitations (AULs) in these areas that could otherwise inhibit the ability to optimize redevelopment of the Site. The following activities will be conducted in each area: excavation with confirmatory soil sampling; offsite transportation of soils and disposal as non-hazardous waste; backfilling with clean soils; and final grading and seeding.

3. (b) Description of Tasks/Activities and Outputs

3. (b) (i). Project Implementation.

Project implementation will include:

- procure a qualified environmental consulting professional firm (QEP) to finalize the design, coordinate with the EPA and PADEP, and QEP develops contractors bid specs,

- QEP and CCEDC select a qualified contractor(s) via competitive bidding,
- QEP and CCEDC oversee the cleanup to confirm design specs are met,
- QEP modifies as needed the existing Quality Assurance Project Plan (QAPP) for use in confirmatory soil sampling and obtain EPA approval of the revised QAPP,
- QEP submits a Notice of Intent to Remediate (NIR) under the PA Act 2 program and submits a final report certifying cleanup is complete (i.e., pertinent PA Act 2 standards have been met), and
- CCEDC confirms all necessary functions are being performed by the consultants according to the project quality, budget and schedule requirements.

3.(b)(ii). Anticipated Project Schedule

3.(b)(iii) Task/Activity Lead

Key Project Activities	Anticipated Schedule	Responsibility
TASK 1 – PROGRAM MANAGEMENT		
Completion of Work Plan	Month 1	CCEDC
Ad & selection of Consultants	Month 2 -3	CCEDC
EPA Reporting – Quarterly/ACRES	Ongoing	CCEDC & Consultants
Management of Consultants	Ongoing	CCEDC
EPA Close-out report	By Month 36	CCEDC & Consultants
TASK 2–COMMUNITY PARTICIPATION		
Quarterly meetings with Partners	Quarterly	CCEDC
Events and updates to community	Months 1-36	CCEDC
Reuse planning & recruitment	Months 1-36	CCEDC
TASK 3 – CLEANUP ACTIVITIES		
Env. Con. obtains regulatory consent	Months 4 – 5	Environmental Consultant
Env. Con. develops specifications/RFP	Month 4 – 5	Environmental Consultant
Remediation specialist selected	Month 6	Environmental Consultant and CCEDC
Mobilize/remediate/modify if needed	Months 7 – 19	Remediation Contractor
Demobilize/Close-out	Month 20	Remediation Contractor
Documentation/Act 2 Reports/Approval	Month 20 – 24	Environmental Consultant & Remediation Con.

3.(b)(iv) Outputs

Our primary Output is remediation of the Site and obtaining the Act 2 Liability Release from the State. Upon completing of the remediation, we will have eliminated the potential public health threat, and we are then in position to escort potential users/investors to the Site as well as the general public. As part of this overarching goal, we also have several related Outputs including: the selection of the Clean-Up Alternative within our Analysis of Clean-Up Alternatives, the selection of the abatement contractor, the number of quarterly meetings with our Partners, and number of prospects we take to the site.

The remediation activities will be conducted according to PADEP’s nationally recognized voluntary remediation program, which is based on PA Act 2 (The Land Recycling and Remediation Standards Act). The Act 2 program offers a flexible approach to selection of remediation standards which protect human health and the environment while supporting development of risk-based approaches.

3.(c) Cost Estimates.

Development of Cost Estimates. Application of Cost Estimates. Eligibility of Cost Share Activities

Task 1. Program Management and Reporting. Our Executive Director (“ED”) will have management responsibility for the Cleanup Grant. His average billable rate is \$41.48/hour (plus fringe benefits approximately 37%) and we have budgeted an average of 18 hours/month for 24 months to this Task. Our VP for administration will assist our ED, (average billable rate of \$28.30/hour) and we have budgeted 18 hours for 24 months for her services. These Task include selecting consultants, managing consultants, preparing quarterly reports, maintaining ACRES updates, preparing draw requests to the EPA, and preparing the close-out report. Because our small staff has many other responsibilities, we have also budgeted consulting time of \$8,080 to assist with these tasks. CCEDC is not charging an administrative fee. The fee is donated as an in-kind service to the project.

Task 2. Community Participation and Reuse Planning. Our ED, VP of administration and VP of Business Development will share staff responsibility for on-going communication and outreach. This includes the quarterly meetings with Partners, updates to the web-site, public events, and intensive reuse planning efforts particularly with the Partners and local businesses. These services are all provided as an in-kind contribution to the project.

Task 3. Site Clean-up and Completion. As indicated above, CCEDC will contract with an Qualified Environmental Professional (QEP) to develop the specifications for bidding the remediation of the site. In developing these specifications, the QEP will work closely with the regional office of PADEP to gain input and consent on the selected remediation plan and completion of the Act 2 Liability Release process. Together, the QEP and CCEDC will select the remediation contractor, who will complete all remediation activities. The projected budget of \$470,000 was developed by the environmental consulting firm currently completing the Phase II environmental assessment on the subject site.

Cost Share. CCEDC is requesting a waiver of the 20% cost share, given it is a non-profit organization with a limited budget. In the event the cost share is not approved, CCEDC will provide the required cost share through in-kind services by both CCEDC personnel and project Partners. The cost share includes waiving the administrative fee of \$25,000, which CCEDC is not billing to the Grant. This also includes a three-year community participation effort, particularly regarding the reuse planning and user recruitment as the site is remediated. If these in-kind services are deemed insufficient as cost share, CCEDC will pursue future PADCED ISRP funding, but the ISRP program will not have funding until July 2020.

Budget Table. We request a Cleanup Grant as follows:

Hazardous Budget Categories	Task 1 Program Management	Task 2 Com. Part. & Reuse Planning	Task 3 Site Cleanup & Completion	TOTAL
Personnel	\$16,000	\$0		\$16,000
Fringe	\$5,920	\$0		\$5,920
Travel	\$0			\$0
Equipment	\$0			\$0
Supplies	\$0			\$0
Contractual	\$8,080		\$470,000	\$478,080

Other				\$0
TOTAL DIRECT COSTS	\$30,000	\$0	\$470,000	\$500,000
Indirect Costs - in kind				\$0
Total Federal Funding				\$500,000
Cost Share (20%)	\$35,000	\$65,000	\$0	\$100,000
TOTAL BUDGET	\$65,000	\$65,000	\$470,000	\$600,000

3 (d). Measuring Environmental Results.

CCEDC will routinely track the progress with this abatement project. This will be done through on-site visits, digital photographs, and regular meetings with our selected environmental contractor. During those meetings, we will review contractor invoices in comparison to work performed. CCEDC will then report this progress to EPA through both Quarterly Reports and ACRES Updates. The immediate Output is a remediated site that is environmentally safe, enabling us to take prospective users and/or investors into the building. As the remediation is completed, as property owner, we are then in position to track site development progress Outcomes, including leveraged investment, and jobs created. After completion of remediation, we assemble the data into a Close-Out Report, and continue to track Outcomes..

4. PROGRAMATIC CAPABILITY AND PAST PERFORMANCE

4.(a) Programmatic Capability (i) Organizational Structure (ii) Key Staff

CCEDC was founded in 1999, and has a successful 18 year operating history. It is governed by an 11-member board that includes business owners, bankers, utilities, a County Commissioner and citizens. We conduct an annual audit, and have never received an adverse finding. We have a staff of four full-time professionals: Robert Swales, Chief Executive Officer, Rhonda Bash, Vice President, Paul McCloskey, Vice President of Business Development, and Cathie Ensminger, Development Assistant. Together we have over fifty years of program and organizational management experience.

Rob Swales has successfully directed CCEDC for seventeen years, and will oversee this Cleanup Grant. He has a Bachelor of Science in Economics from the University of Pittsburgh. Rhonda Bash has worked in Clearfield County government for over 25 years, and with CCEDC for 15 years. Rhonda Bash will assist Rob and compile budget and Quarterly Reports to the EPA Paul McCloskey has a Bachelor of Science in Business Administration from Penn State. He is responsible for business recruitment at CCEDC, and he will coordinate the recruitment of prospects to the subject site. While we do not anticipate any employee turnover during the implementation of this Grant, we would be prepared to fill any vacancies. As an organization, we are very active in the Pennsylvania Economic Development Association (“PEDA”), and would hire experienced staff through solicitations in PEDA publications.

The CCEDC has successfully redeveloped several major brownfield projects, managing approximately \$10 million of public funds. This includes the Riverwalk site (See Accomplishments), and the clean-up of the former Harbison Walker Brick Factory located along US Route 322 in Clearfield. That site is now a 50-acre industrial park.

4.(a)(iii). Acquiring Additional Resources.

Contractor procurement. With this Cleanup Grant, as with previous EPA Grants, CCEDC will comply with the competitive procurement provisions of 2 CFR ss 200.317 -326. We will publicly advertise for a

Qualified Environmental Professional (QEP), rank responses based on experience and skills, and select a QEP. Because of our small size, we can act very quickly to advertise for consultants, review qualifications, and make final selections. Because of our small staff and multiple responsibilities, CCEDC anticipates also hiring a Qualified Program Management Professional (QPMP) with experience with the EPA Brownfields Programs. The QPMP will assist CCEDC in fulfilling the reporting requirements under the Cleanup Grant. We will also strive to contract with minority and women owned businesses where possible. We will assess the status of Cleanup project at least Quarterly, as part of the submission of the Quarterly Report. Our project team (CCEDC, QREP, QPMP) will meet at least Quarterly to review project costs relative to budgets, pursue leveraged resources, and monitor all project activity.

4.(b) Past Performance and Accomplishments

(b) (i) Previous Brownfields Grants

Beginning October 1, 2008, the CCEDC received a Community Wide Assessment Grant of \$400,000 - \$200,000 hazardous and \$200,000 petroleum products. The close-out report was filed June 2012.

Beginning in October 2018, we currently received an Assessment Grant of \$300,000 - \$200,000 hazardous and \$100,000 Petroleum. Among other projects, we are using this 2019 Assessment Grant to complete the Phase II Assessment on the subject site.

4.(b)(i)(2) Accomplishments. The 2008 Assessment Grant was used on 4 primary sites:

Downtown YMCA expansion on a former gas station and parking lot, which sat underutilized. The Phase II ESA was completed in early 2010 in an expedited fashion to accommodate the construction schedule; remedial action was not required. The \$3 million YMCA expansion began on this site shortly thereafter and was completed in the Spring of 2011, featuring a new Olympic size swimming pool. This project was a catalyst for downtown Clearfield.

Clearfield Riverwalk included the assessment & cleanup of 6 properties located along the West Branch of the Susquehanna in Clearfield. The properties were located along a one-mile loop beside the river which was later developed into a Riverwalk consisting of a public park, amphitheater, kayak launch, & the pedestrian walkway. Six properties were remediated (2 of which included asbestos) leveraging \$6 million of additional investment for the Riverwalk. The Riverwalk has generated development interest in a downtown hotel, restaurant, and office space.

Former Uni-mart Site (Market Square) that included gasoline fueling stations. As part of the Phase II, the underground storage tanks were removed, and groundwater successfully monitored to PADEP standards. The site is located along the Clearfield Riverwalk. The blighted building was completely renovated into Class A office space commonly known as Market Square. The site is now 100% occupied by an oil & gas company, employing approximately 20 full time professionals. Additional funds leveraged for this project totaled more than \$700,000.

(b)(i)(2) Compliance with Grant Requirements. Through our previous and current Assessment Grant, we have developed a strong working relationship with DEP. Together, we have met tight deadlines to facilitate property transactions (e.g YMCA) including PA. Act 2 Liability Release. We have filed timely Quarterly Reports, Annual Reports (including Minority-owned Business Enterprise/Women-owned Business Enterprise Reports), updates to Assessment, Cleanup, & Redevelopment Exchange System (ACRES), Quality Assurance Plans (QAPP) for Phase II activities, and Sampling & Analysis Plans (SAPs), and the Close-Out Report. In short, with both the 2008 and 2019 Assessment Grants, CCEDC

has performed grant activities in compliance with work plans, terms and conditions, budgets, and reporting requirements. It would continue to do so with a 2020 award of a Clean-Up Grant.