

**Narrative Information Sheet
FY 2023 Jefferson County Port Authority
Community-Wide Assessment Grant**

1. Applicant Identification
Jefferson County Port Authority
500 Market Street, 1st Floor, Suite 3
Steubenville, OH 43952

2. Funding Requested
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$500,000

3. Location
 - a. Steubenville/Mingo Junction/Yorkville/Tiltonsville/Rayland/Pottery Addition
 - b. Jefferson County
 - c. Ohio

4. Target Area and Priority Site/Property Information
 - a. Target Area 1: Downtown Mingo OZ Corridor, Mingo Junction, Census Tract 39081011800,
 - i. Priority Site 1: JSW Steel USA, Inc. South Yard – 1500 Commercial Avenue, Mingo Junction, OH 43938
 - ii. Priority Site 2: Former The Ohio Nut and Washer Company – (No Current Public Address)
Jefferson County Permanent Parcel Numbers: 40-01263-000, 40-02440-000, 40-01260-000, 40-01261-000, 40-01262-000, 40-02445-000, and 40-02462-000.
 - b. Target Area 2: Pottery Addition, Census Tract 39081011402,
 - i. Priority Site 3: Former Truck Operations – 38 Jefferson County Permanent Parcel Numbers: 11-03215-000, 11-03216-000, 11-03217-000, 11-03218-000, 11-03219-000, 11-03220-000, 11-03221-000, 11-03222-000, 11-03223-000, 11-03308-000, 11-03316-000, 11-03315-000, 11-03804-000, 11-03830-000, 11-03310-000, 11-03311-000, 11-03312-000, 11-03313-000, 11-03314-000, 11-03309-000, 11-03175-000, 11-03388-000, 11-03247-00, 11-03255-000, 11-03380-000, 11-03382-000, 11-03459-000, 11-03457-000, 11-03458-000, 11-03427-000, 11-03171-000, 11-03172-000, 11-03173-000, 11-03174-000, 11-03275-000, 11-03276-000, 11-03277-000, and 11-03278-000.
 - c. Target Area 3: Steubenville Southern Gateway, Steubenville, Census Tract 39081012400,
 - d. Target Area 4: Yorkville, Tiltonsville, Rayland OZ, Census Tract 39081012300

5. Contacts
 - a. Project Director
Rebecca Canestraro, Executive Assistant
(740) 283-2476
rcanestraro@jcport.com
Jefferson County Port Authority
500 Market Street, 1st Floor, Suite 3
Steubenville, OH 43952
 - b. Chief Executive/High Ranking Elected Official
Robert Naylor, Executive Director

(740) 283-2476
rnaylor@jcport.com
 Jefferson County Port Authority
 500 Market Street, 1st Floor, Suite 3
 Steubenville, OH 43952

6. Population

- a. Jefferson County: 65,249 (2020 census.gov)
- b. Steubenville: 18,161 (2020 census.gov)
 - i. Tract 124 2,406 (data.rgi.com/census)
- c. Mingo Junction: 3,347 (2020 census.gov)
- d. Tiltonsville 1,259 (2020 census.gov)
- e. Yorkville: 968 (2020 census.gov)
- f. Rayland 395 (2020 census.gov)
- g. Pottery Addition: 258 (2020 census.gov)

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	n/a
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	n/a
The priority site(s) is impacted by mine-scarred land.	n/a
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 with a body of water but for a street, road, or other public thoroughfare separating them).	Pg. 1
The priority site(s) is in a federally designated flood plain.	Pg. 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	n/a
The reuse of the priority site(s) will incorporate energy efficiency measures.	n/a
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	n/a
At least 30% of the overall project budget will be spent in eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	n/a
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.	n/a

8. Letter from the State or Tribal Environmental Authority

See attached letters from the Ohio EPA and BUSTR (Bureau of Underground Storage Tanks) within the Ohio Department of Commerce.

9. Releasing Copies of Applications

N/A – application does not have confidential, privileged, or sensitive information

THRESHOLD INFORMATION
FY 2023 Jefferson County Port Authority
Community-Wide Assessment Grant

Section III. Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The Jefferson County Port Authority (JCPA) is eligible to apply for a US EPA Brownfield Community-Wide Assessment Grant as a General Purpose Unit of Government established as an agency of county government according to Section 4582 of the Ohio Revised Code.

On April 24, 2012 the City of Steubenville (Ohio) passed Ordinance No. 2012-27, attached hereto, authorizing the City to join with Jefferson County, Ohio to create the Jefferson County Port Authority. On April 26, 2012 the Jefferson County Board of Commissioners enacted resolution 2012-9 to establish the Jefferson County Port Authority with Ohio Revised Code Chapter 4582, attached hereto.

2. Community Involvement

Community involvement for this grant application first centered on the regional plans for economic development created through the Ohio Mid-Eastern Governments Association 2022 CEDS plan. JCPA will include community outreach in this project as follows: 1) Announce the grant award in a press release to local news outlets and on the JCPA website. 2) Host brownfield "kickoff" informational sessions with the project partners, local community leaders, stakeholders/property owners, and citizens in each target area. The informational sessions will define brownfields, help to identify specific sites, and allow residents to participate in the brownfield recommendation and prioritization process. Residents and stakeholders will be able to offer their thoughts on brownfield sites in their communities that concern each target areas health and well-being. Sites proposed at the community meetings will be added to the potential sites for funding list. 3) Community outreach meetings will continue throughout the grant period, with at least one meeting per year in each target area (TA) after the initial meeting. JCPA also plans to coordinate quarterly meetings with project partners (Section 2.b), which include each TA's community leaders, to monitor and update the status of the grants progress. JCPA will reach out to TA communities via JCPA's website, local community leaders, and project partners. Community data from each meeting will be posted on the JCPA website.

3. Expenditure of Existing Funds

JCPA affirms that it does not have open or active US EPA Brownfield or Multipurpose Grants.

4. Named Contractors and Subrecipients

JCPA affirms it is not naming any contractors or subrecipients in this Brownfield grant funding application.

BY THE ECONOMIC DEVELOPMENT COMMITTEE READINGS

Messrs. Lalich, Metcalf, Suggs

1st MAR 27 2012
2nd APR 10 2012
3rd APR 24 2012

ORDINANCE NO. 2012-27

AN ORDINANCE CREATING THE
JEFFERSON COUNTY PORT AUTHORITY AND ADOPTING
THE JEFFERSON COUNTY PORT AUTHORITY BY-LAWS.


WHEREAS, Ohio Revised Code Section 4582.02 authorizes the City of Steubenville and Jefferson County, Ohio to combine and create a Port Authority.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STEUBENVILLE, COUNTY OF JEFFERSON, STATE OF OHIO:

SECTION 1: That the City of Steubenville agrees to join with Jefferson County, Ohio and does hereby create the Jefferson County Port Authority.

SECTION 2: That the Jefferson County Port Authority By-Laws (a copy of which is attached and marked as Exhibit "A") are hereby adopted.

SECTION 3: That this Ordinance shall take effect and be in full force at the earliest period allowed by law.

DATED: APR 24 2012 APPROVED: 
MAYOR

DATED: APR 24 2012 ATTEST: 
CLERK OF COUNCIL

BOARD OF COMMISSIONERS
OF
JEFFERSON COUNTY, OHIO

RESOLUTION 2012- 9

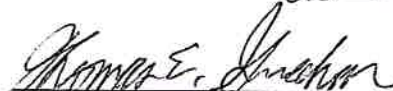
RESOLUTION AUTHORIZING THE CREATION OF A PORT
AUTHORITY FOR JEFFERSON COUNTY, OHIO, PURSUANT TO
CHAPTER 4582 OF THE OHIO REVISED CODE


WHEREAS, the Board of County Commissioners of Jefferson County, Ohio have determined that the general business and economic welfare of Jefferson County would benefit from the creation and development of a port authority with all of its powers, duties and responsibilities as set forth in Chapter 4582 of the Ohio Revised Code;

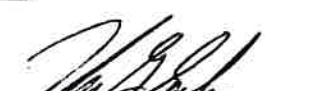
NOW, THEREFORE, be it RESOLVED by the Board of County Commissioners of Jefferson County, Ohio, that:


1. There be and, hereby, is created the Jefferson County Port Authority which shall have and possess all of the powers and duties as provided in Chapter 4582 of the Ohio Revised Code, and specifically those powers and duties designated in Section 4582.31 of the Ohio Revised Code;
2. That the jurisdiction and territory of such Port Authority may include the municipal corporation of Steubenville, Ohio, upon said municipal corporation passing the appropriate legislation to join the Jefferson County Port Authority;
3. That the Jefferson County Port Authority shall be composed of a Board of Directors consisting of nine (9) directors who shall serve without compensation for a term of four years (with the initial term staggered) and meet the qualifications provided in Section 4582.27 of the Ohio Revised Code.
4. That the Jefferson County Port Authority By-Laws, a true copy of which is attached hereto as Exhibit "A" and incorporated herein as if fully rewritten, are hereby adopted.

APPROVED BY A MAJORITY OF THE MEMBERS OF THE BOARD OF
COUNTY COMMISSIONERS OF JEFFERSON COUNTY, OHIO, IN REGULAR
SESSION, ON THIS 26th DAY OF April, 2012.


Thomas E. Graham


David C. Maple, Jr.


Thomas G. Gentile

Attest: 
Linda Porter
Clerk, Board of County Commissioners

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

Overview of Brownfield Challenges and Description Target Area: The Jefferson County Port Authority (JCPA) is the comprehensive economic development agency for Jefferson County, Ohio. JCPA seeks a community-wide brownfield grant targeting the 411 square miles of Jefferson County. Jefferson County, located in eastern Ohio along the Ohio River, is designated for Fiscal Year 2023 as an at-risk county with 6 distressed areas¹. Moreover, Jefferson County, Ohio is identified as a high dependence, high impact, and high risk Coal Impacted Community. The 2020 population of the county was 65,249 and includes the **Target Area (TA)** communities located in Steubenville (population 18,161)², Mingo Junction (population 3,347), Yorkville (population 968), Tiltonsville (population 1,259), Rayland (population 395), and Pottery Addition (population 258).² Located in Ohio's Appalachian region, Jefferson County experienced a significant downturn in its communities' economies and the health and welfare of its residents over the past 40 years. The loss of the steel industry and gradual reduction of the coal economy beginning in the 1980s has had a lasting adverse impact. The loss of steel production and associated industry and the depletion of the coal industry have devastated the local economy leading to the loss of productive jobs and a net loss of population (91,564 in 1980 to 65,249 in 2020). The loss of steel and coal jobs have left communities with blighted properties, aging infrastructure, population loss, and significantly decreased tax revenue. In addition, Jefferson County suffers from high poverty and a growing opioid and drug addiction problem. These conditions only escalated during the COVID-19 pandemic. The county faces the impending closure of a coal-fired power plant in 2023. The county has a poverty rate of 16.8% with the largest component being children at 23.4%.² The poverty rate in the county is above the 13.4% rate for the state of Ohio, leaving Jefferson County residents to live among blighted properties and exposed to environmental and health hazards. With limited flat acreage in the county and the majority of developable properties being abandoned mine lands³, the importance of rehabilitating once prosperous brownfield sites is key to reinvigorating Jefferson County to be the new "Gateway to the West." The JCPA believes revitalizing brownfield sites countywide will spark economic recovery by removing logistical and financial obstacles to redevelopment. JCPA's vision for economic recovery includes the primary goal to develop market-ready sites that will attract industrial development along the Ohio River leading to job creation and improved quality of life. Jefferson County is in need of assessment dollars to continue its efforts to restore the county and to lessen the environmental burdens residents face. The JCPA knows the critical importance U.S. EPA funding plays in boosting economic development by financing crucial environmental studies land owners and communities are unable to afford. Four TAs have been selected with three identified priority sites, and additional sites to be determined upon completion of site inventory and prioritization ranking. While much of Jefferson County's more 'rural' lands are mine scarred, the four TAs span six 'urban' communities lining the Ohio River that have avoided mine activity due to geography, industry, and denser populations. Three of the TAs are qualified Opportunity Zones (OZ)⁴. Each TA contains documented and undocumented (suspected) orphaned underground storage tank (UST) sites.

TA1: The Downtown Mingo OZ Corridor. TA1 (Census Tract 39081011800) is OZ Tract 118 and is comprised of residential, industrial, and commercial properties. TA1 was once Mingo Junction's prime downtown thoroughway bustling with businesses adjacent to the former Wheeling Pittsburgh Steel Company (WPSC) plant. As the steel industry declined, so did the businesses along the corridor. Presently, the Village of Mingo Junction has been left with blighted and dilapidated buildings with low to no occupancy with unknown health factors facing residents. Southern portions of the corridor are in a FEMA designated flood zone.⁵ According to the USEPA Environmental Justice Screening Tool (EJ Screen)⁶, TA1 is located an area with pollution sources (air quality indicators, hazardous and contaminated sites) above the national average, and with multiple socioeconomic challenges including a high populations of low-income residents (81st percentile) and population 65 and over (71st percentile). The area is also defined by health disparities including low life expectancy (90th percentile) and critical service gaps in access to food. **TA2: Pottery Addition.** Pottery Addition is the smallest community in the TAs (Census Tract 39081011402). While Pottery Addition only has 285 residents, it

¹ <https://www.arc.gov> – Economic Status in Appalachia, FY 2023

² census.gov

³ Ohio Mid-Eastern Governments Association (OMEGA) – Abandoned Mine Land Pilot Project Map

⁴ Ohio Mid-Eastern Governments Association (OMEGA) – Opportunity Zone Map

⁵ fema.gov/flood-maps

⁶ EJScreen: Environmental Justice Screening and Mapping Tool | US EPA

has a significant amount of industry in its 1.093 square miles. Pottery Addition currently houses a chemical supplier in the former Steubenville Pottery, a large-scale construction company, and numerous industrial garage and fabrication sites. The remaining portion of the area is comprised of residential homes lining Old State Route 7 with exposure to many health hazards. According to EJScreen, **TA2** is located an area with an air toxicity cancer risk above the national average (83rd percentile) and multiple socioeconomic challenges including elevated populations of low-income residents (59th percentile), population over 65 (56th percentile) and unemployment (52th percentile). The area is also defined by a low life expectancy (86th percentile). **TA3: Steubenville Southern Gateway. TA3** (Census Tract 39081012400, population 2,406⁷) is the OZ Tract 8 and is comprised of the south end of Steubenville. This area of the City is the southern gateway to the city along State Route 7, but contains both unsightly commercial/industrial sites, as well as rundown residential homes. This section of town also contains several prominent community churches and the main branch of the public library. **TA3** contains a swath of 56 public housing units. In recent years, portions of **TA3** have seen demolitions of residential and commercial structures but blighted properties still remain. According to EJ Screen, **TA3** is located an area with pollution sources (air quality indicators, hazardous and contaminated sites) above the national average, and with multiple socioeconomic challenges including a high population of minorities (77th percentile), low-income residents (99th percentile), unemployed (96th percentile), and undereducated (84th percentile for less than high-school). **TA3** is also defined by health disparities including low life expectancy (99th percentile) and significantly higher than average occurrences of heart disease and asthma, and critical service gaps in access to food and broadband **TA4: Yorkville-Tiltonsville-Rayland (YTR). TA4** (Census Tract 39081012300) is OZ Tract 123 located in the southeastern corner of Jefferson County. **TA4** is comprised of three adjacent communities connected by common streets along the Ohio River. Due to the TAs close proximity to the Ohio River, with portion of each community identified as a FEMA designated flood zone. The communities in **TA4** have struggled more than other Jefferson County communities with the closure steel facilities located in Yorkville and Tiltonsville. Each of the communities has a poverty rate exceeding the State of Ohio, with Yorkville at 14.5%, Tiltonsville at 18.1% and Rayland at 17%. According to the EJScreen, **TA4** is located an area with pollution sources (air quality indicators, hazardous and contaminated sites) above the national average, and with multiple socioeconomic challenges including a high populations of low-income residents (63rd percentile), aging population (over 65-66th percentile) and the unemployed (69th percentile). The area is also defined by health disparities including low life expectancy (82nd percentile) and heart disease (96th percentile).

ii. Description of the Priority Brownfield Site(s): **Priority Site #1: JSW Steel USA Ohio, Inc. (JSW) South Yard (TA1)** owns and operates the former WPSC steel making, hot strip roll, and slag process operations in Mingo Junction, OH. JSW acquired the 230-acre WPSC facility in June 2018 and the former "South Yard", a historic slag processing yard, in December 2018. Upon purchase, JSW immediately modernized and restarted the facility. In 2021, JSW completed capital improvements on the 250-ton Electric Arc Furnace (EAF) with additional investments ongoing. In 2022, JSW entered the Ohio VAP through the Memorandum of Agreement (MOA) track following a transfer of regulatory authority from USEPA Region 5 to Ohio EPA enrolling in the Ohio EPA Voluntary Action Program (VAP) to address legacy RCRA Corrective Action issues associated with the former WPSC operations. The South Yard is a relatively vacant and underutilized portion of the facility with rail and river access. However, environmental studies and end use planning are necessary to link the property to greater redevelopment plans for Mingo Junction. **Priority Site #1 in Mingo Junction (TA1) requires Phase II PA, Risk Assessment Analysis, and Remedial End Use Planning for the South Yard.** **Priority Site #2: The Former Ohio Nut and Washer Company (TA1):** The approximately 10 acre the former Ohio Nut and Washer Company, located south of downtown consists of a vacant lot as the structures were demolished in the late 1970s/early 1980s. This property is located adjacent to JSW Steel, and presents a unique redevelopment opportunity for complementary or supporting services to the steel or oil and gas industries. Given its historical industrial use environmental studies and enrollment in the Ohio VAP is recommended prior to redevelopment. **Priority Site #2 in Mingo Junction (TA1) requires Phase II PA, Risk Assessment Analysis, and Remedial End Use Planning.** **Priority Site #3: Former Trucking Operations (TA2):** A block of parcels bordered by Kingsdale Road to the east, Old State Route 7 to the west, and Terminal Drive to the north, is identified as a priority property. This area north of Steubenville located along Old State Route 7, is an important economic resource with a Marathon petroleum terminal and local manufacturer Barium and Chemicals Inc. The priority site was formerly a hub for local trucking operations but associated facilities

⁷ data.rgi.com/census

have fallen into disrepair or abandonment over the past 40 years. The site includes multiple brownfield properties including former trucking businesses and suspected orphaned UST sites. **Priority Site #3 in Pottery Addition (TA2) requires Phase I PAs, Phase II PAs, Risk Assessment Analysis, and Remedial End Use Planning for the South Yard.**

Revitalization of the Target Area

i. **Reuse Strategy and Alignment with Revitalization Plans:** Jefferson County is served by the Ohio Mid-Eastern Governments Association (OMEGA) local development district. OMEGA, with input from the districts it serves, recently revised its Comprehensive Economic Development Strategy (CEDS)⁸ for 2022. The CEDS's focus is resiliency. Key CEDS goals include: 1) attracting and retaining a vibrant workforce, 2) improving quality of life (with focus on downtowns, redevelopment and improving tourism) and 3) emphasizing business retention, expansion, and attraction by focusing on the redevelopment of Abandoned Mine Land (AML) and brownfields sites. The CEDS plan provides a roadmap for the revitalization in Jefferson County. Evaluation and reuse planning for each of the TAs through the USEPA program will meet the CEDS goals by removing existing redevelopment barriers resulting from the county's economic condition or environmentally impaired properties. Each TA includes abandoned and underutilized properties where the completion of environmental studies is necessary to clear the path for redevelopment but is not currently possible without external funding due to the financial condition of the local government and individual property owners. Through identifying and assessing blighted properties and developing reuse plans for each community, the county will be strategically staged to attract businesses and workforce, leading to economic recovery and an improved quality of life for county residents. **Priority Site #1 (TA1):** JSW is currently enrolled in the Ohio EPA VAP MOA track. Under the MOA, JSW intends to satisfy legacy WPSC RCRA Corrective Action obligations through site assessment (e.g. Phase I, II, and Risk Assessment; Remedial Action Work Plan, etc.), and preparation of a No Further Action (NFA) letter in pursuit of a Covenant Not-to-Sue (CNS) from Ohio EPA. By obtaining the CNS, JSW will be able to prepare a development strategy for unused portions of the South Yard, including potential sale for redevelopment by third-party suppliers or complementary businesses, which aligns with JCPA's vision for TA1 and will aid in the economic recovery of Mingo Junction. **Priority Site #2 (TA1):** The former Ohio Nut and Washer Company presents a unique redevelopment opportunity for complementary or supporting services to the steel and/or oil and gas industries. By completing environmental studies and potentially enrolling the property in the VAP, barriers will be removed that will allow for redevelopment as the adjacent JSW facility continues to grow. The property can be viewed as a redevelopment asset to Mingo Junction due to its proximity to State Route 7, region rail, and the Ohio River. **Priority Site #3 (TA2): Former Trucking Operations:** The Pottery Addition Area has been identified as an area of Jefferson County with a high redevelopment potential for industrial operations due to the proximately and access to State Route 7, rail access, and utility access. This site consists of a group of parcels with similar issues including suspected USTs and environmental impacts from former trucking operations.

ii. **Outcomes and Benefits of Reuse Strategy:** Evaluation of each TA has tremendous potential to stimulate economic development once redevelopment hurdles have been removed. With three TAs being located in OZs, substantial investment opportunities are available for local and regional developers. The FY 2023 Community-Wide Assessment Grant will assist each community in identifying and assessing properties to remove potential redevelopment obstacles. In addition to investor tax benefits and improved local government tax base, other tangible outcomes and benefits for all target areas are: (1) improved quality of life, (2) clean air and water supply (Ohio River), (3) improved infrastructure, (4) affordable transportation and housing options, (5) healthy recreational resources for residents and visitors, and (6) revitalized centers of employment. With each of the TAs located along the river and in 'downtown' community locations, a variety of redevelopment opportunities are present. Each TA contains properties that are zoned commercial, residential, and industrial, so redevelopment planning can be dictated by community need. Collaborative input from community residents and stakeholders, along with site reuse plans will guide each community into economic growth. In TA1, revitalization of a once thriving downtown business corridor is essential for the well-being of area residents with evaluation of existing structures and lots. One reuse focus will be the creation of plans to rehabilitate viable historical structures or to conduct essential studies and identify other available funds to demolish and cleanup nonviable properties. This will allow for business creation or expansion in a community that has been victim to gaining and unmaintained structures and significant business loss for the last forty years. Additionally, a focus on vacant

⁸ Ohio Mid-Eastern Governments Association (OMEGA) – Comprehensive Economic Development Strategy 2022

and underused industrial properties adjacent to downtown will create "build-ready" industrial sites to attract additional industry. Today, **Priority Site #1**, JSW, employs over 200 people and has pledged to hire more workers to complete significant capital projects that will expand their product offerings by the end of 2022. JSW's entering of their 230-acre site into the Ohio VAP in 2022 demonstrates JSW's long-term commitment to sustain its investments in the region. Assessment and remedial planning for the South Yard project will help JSW meet requirements of the MOA Track and obtain an Ohio EPA CNS. JSW has dedicated resources to reduce their carbon footprint and intends to invest in energy-efficient technologies in future capital projects in Mingo Junction, which further aligns with the reuse strategy. Additionally, **Priority Site #2, The Ohio Nut and Washer Company**, will provide land attractive to redevelopment for industrial uses due to the proximity to JSW and access to rail, highway, and river. **TA2**, though small presents some of the most unique hazards. Recently the community faced numerous fires resulting from declining businesses with unaddressed waste issues and dilapidated physical structures, which present potentially extreme health hazards to area residents. JCPA seeks to target the former industrial operations and abandoned automotive and trucking service stations to identify impacts to the environment and determine clean-up strategies to eliminate potential health hazards to area residents. The evaluation of **Priority Site #3, Former Trucking Operations**, will provide valuable studies to defunct businesses and vacant properties and end-use planning to prompt future redevelopment with a "Block" of 38 parcels with access to utilities, rail, and highway. In **TA3**, JCPA seeks to continue assessment and remediation efforts that have previously occurred in the area to revitalize the southern gateway to the City of Steubenville. Prior efforts in this area have allowed for property assessment, remediation, and even acquisition through partnerships with the Jefferson County Land Reutilization Corporation (Land Bank), Regional Planning Commission, City of Steubenville, and property owners. JCPA's vision is to evaluate and acquire remaining blighted properties to create a redevelopment corridor centered on State Route 7. **TA4** has the opportunity to change the landscape of three connected Ohio River communities. Working with each of these villages to identify sites needing assistance including abandoned gas stations and orphaned industrial properties is key to helping these small communities rebound and rebuild.

b. Strategy for Leveraging Resources

i. **Resources Needed for Site Reuse:** The JCPA, as a port authority, is eligible to apply for county, state, and federal grant funding as a foundation to continue with brownfield opportunities. JCPA plans to seek other funding opportunities to assist with assessments and cleanup dependent for sites identified during the site selection process. Additional funding sources may include but are not limited to: 1) JobsOhio Revitalization Loan Program, 2) JobsOhio Phase II Assessment Fund, 3) JobsOhio and OhioSE Vibrant Communities Grant 4) Ohio Department of Development (ODOD) Brownfield Remediation Program, 5) ODOD's Abandoned Gas Station Cleanup Grant, 6) Ohio EPA Target Brownfield Assessment Program, and 7) Community Development Block Grant Funds. Community partner OMEGA recently issued Requests for Proposals (RFPS) for RISE Technical Assistance Grants (RISE Grants) for the Steubenville OZ, the Mingo OZ, and the YTR OZ. Plans developed by each RISE Grant will guide the inventory process.

ii. **Use of Existing Infrastructure:** Jefferson County is accessible by multiple modes of transportation including aviation (with a local airport in Jefferson County and Pittsburgh International Airport 31 miles east), maritime (with the Ohio River bordering the county to the east and flowing south along each of the TA locales), rails (running parallel to the Ohio River), and highways (with State Route 7 running along the Ohio River, and U.S. 22 running through the center of the county). Each TA has electrical service supplied by American Electric Power and natural gas supplied by Columbia Gas of Ohio. Each TA also has full access to public water and sewage capabilities, with four municipalities operating their own facilities. Jefferson County is also located within a day's travel by truck to two-thirds of the country's population centers, and has substantial rail access and river logistic transport on the Ohio River. As such, a key criterion for identifying potential properties for evaluation will be the proximity and access to core infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. **The Community's Need for Funding:** The Appalachian Regional Commission (ARC) has identified Jefferson County at risk of becoming economically distressed for the fiscal year of 2023 with six census tracts being identified as distressed. ARC's findings coordinate with the 2020 Census which shows Jefferson County as ranking 38 out of 88 counties in Ohio. Census data confirms the steady population loss between 1960 (population 99,201) and 2020 (population 65,249). The median income in the county is \$46,849, significantly below the state and US averages (\$62,262/\$64,994). The income gap has led to 16.8% county-wide poverty, which is higher than the state average of

13.4%. The income gap and poverty rate for each TA, shown in the table below showcases these trends. Due to the closure of industrial facilities and associated support services in each of the TAs, property tax and income tax revenue greatly decreased over the past 40 years. The loss of tax revenue have left communities struggling to provide basic services such as water and sewer, and completely unable to assess and cleanup the sites that once provided economic prosperity. Furthermore, the income gap shown below supports that individual property owners are not likely to have the resources to assess and cleanup properties on their own.

Community	Ohio	Steubenville	Mingo Junction	Yorkville	Tiltonsville	Rayland	Pottery Addition
Income	\$62,262	\$37,457	\$47,361	\$40,921	\$40,179	\$47,500	\$47,292
Poverty Rate	13.4%	24.8%	17%	14.5%	18.1%	17%	11.5%

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: Jefferson County has an overall health ranking of 76 out of 88, making it one of the unhealthiest counties in the state.⁹ According to EJScreen, each TA is above the 50th percentile for low income population. TA3 has the most significant percentage at 99%. TA3 is also representative of a high minority population, with 77% of the population being of color. The poverty conditions correspond with food insecurity and lack of healthy food options many Jefferson County citizens face. According to the 2022 Community Health Assessment¹⁰, nearly 16.4% of county individuals experiencing food insecurity, which is higher than in Ohio (13.2%) or national (11%) levels. County data also shows that residents state they have limited access to healthy foods at a rate of 10.1%, while the state of Ohio is at 6.9% and the nation is at 6.0%. Jefferson County is also seeing 57.9% of its students receiving free or reduced lunch, an increase of nearly 8% and much higher rate than the rest of Ohio at 35.8%. EJScreen indicates that TA1 and TA3 have been identified as food deserts. According to ARC's health disparities data¹¹, the infant mortality rate for the county is 8.7 per 1,000 birth which exceeds Ohio's rate of 7.5 and the US rate of 6.1. Receipt of the brownfield assessment funding will allow for the evaluation of blighted, underserved communities, primarily in the OZs, and crucial planning for redevelopment of these areas with the purpose of improving the quality of life, access to basic living essentials, and reducing the health burdens. (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Jefferson County experiences health hardships similar to other Appalachian counties and states. Jefferson County far exceeds the state and the nation with heart disease mortality with a rate of 290.94 per 100,000 and heart disease hospitalizations with 78.9 per 1,000. Jefferson County shows 16.2 per 1,000 hospitalizations and a 67.72 per 100,000 mortality rate for COPD (Chronic Obstructive Pulmonary Disease). Diabetes is chronic condition many in Jefferson County struggle with having 15.7% prevalence and a mortality rate 36.10 per 100,000. While heart related issues are prevalent in Jefferson County, the leading cause of death for the last four years is cancer.¹² In 2021, 208 cancer related deaths were recorded, with lung cancer deaths leading with 63 deaths and colon cancer following with 19 deaths. Lung cancer deaths have superseded all other deaths for the last five years, totaling 259. The county cancer death data correlates with the high prevalence noted in the State Cancer Profile.¹³ Between 2016 and 2020, Jefferson County had an 18.3 per 100,000 death rate for colon cancer, which was higher than the State of Ohio at 14.5 and the U.S. at 18.3. The lung cancer data shows greater deaths with 48.9 deaths per 100,000 for the county, compared to the State of Ohio (42.9) and the U.S. (35) rate. Data from EJScreen also indicates that the risk of Air Toxic Cancer is high for Jefferson County. One of the most alarming health trends facing Jefferson County and the State of Ohio is the growing opioid epidemic. According to the Ohio Public Health Warehouse¹⁴, Jefferson County had a 55.1 per 100,000 unintentional drug overdose rate which is higher than the State of Ohio (45.6) and U.S. average (25.8). The drug overdose mortality rate is alarming for Jefferson County. The overdose mortality rate has increased from 27.4 % in 2016 to 40.3% in 2022. Jefferson County exceeds the overdose rate for the State of Ohio (38.3%) and U.S (23%). County officials expressed concern of the rising overdose occurrences in an article in the Steubenville Herald Star¹⁵. Over a two-month period in June and July 2022, county ambulance services

⁹ countyhealthrankings.org – Ohio 2022

¹⁰ Jefferson County 2022 Community Health Assessment

¹¹ healthinappalachia.org – Jefferson County

¹² Jefferson County General Health District – 2021 Annual Report

¹³ <https://statecancerprofiles.cancer.gov/index> - 2016-2020

¹⁴ Ohio Public Health Data Warehouse

¹⁵ Herald Star – Local Officials: Illegal Drug Problem a Growing Concern August 19, 2022

responded to over 63 overdose calls with 13 of those being fatal. The local hospital reported treating 184 individuals while the Jefferson County Health Department recorded a total of 18 overdose deaths, with 14 death occurring during the same time frame. The brownfield assessment grant will greatly help the TAs by allowing JCPA to properly assess sites that are contributing to adverse health conditions and by providing opportunities to cleanup and redevelop contaminated properties, leading to job creation and a better quality of life. (3) Promoting Environmental Justice: U.S. EPA's EJScreen and the Environmental Justice Index highlights distressed areas in Jefferson County. TA1, TA3, and TA4 are all areas identified as Justice 40 disadvantaged. Jefferson County communities lining the Ohio River have a $\geq 80^{\text{th}}$ percentile ranking for Air Toxic Cancer Risk. This high percentile ranking ties into the high lung cancer rate found within Jefferson County. **All four TAs have Air Toxic Cancer Risks of 83%**. Another contributing factor for the outstanding cancer rates is lead-based paint. Due to the ages of many structures in the area, it is commonplace to find the structures containing lead based paint. **TA3 has an 82% risk of lead based paint. TA1 has a $\geq 80^{\text{th}}$ percentile rating with nearly 87%**, while TA4's three communities have percentile **ranking between the 80th and 90th percentile**. This abundance of exposure to lead paint heightens the continued health distress of Jefferson County residents. The most alarming health hazard according to EJScreen is the Wastewater Discharge pollution within the county. **A large portion of the county has been identified as having $\geq 95^{\text{th}}$ percentile for Wastewater Discharge contamination**. TA2 is the least impacted by Wastewater Discharge with a **high ranking of nearly 74%** and TA1 following behind with **77%**. **TA1 has a percentile ranking $\geq 80\%$ while TA4 is highest with all three communities ranking $\geq 95\%$** . Such Wastewater Discharge contamination levels risk polluting streams leading into the Ohio River. EJScreen also highlighted the significant health disparities witness in Jefferson County. TA3 has a **significantly high low life expectancy at 99%**. The other TA's also have a **low life expectancy** with TA1 at **90%**, TA4 at **82%**, and TA2 at **86%**. EJScreen also shows similar finding with Heart Disease. **All the TAs have a $\geq 80^{\text{th}}$ ranking with, TA2 and TA3 ranking $\geq 95^{\text{th}}$** . TA1 also has the **highest percentile ranking for asthma between the 95th and 100th percent**. TA4 also has a **high asthma ranking between the 80th and 90th percentile**. By targeting these brownfield communities, JCPA hopes to help eliminate some of the environmental injustices these underserved communities continue to experience with hopes of improving residents quality of life.

b. Community Engagement

i. Project Involvement and ii. Project Roles Local organizations throughout Jefferson County will be provided the opportunity to assist with this project through site identification, selection, outreach, cleanup planning, and future redevelopment of brownfield sites. In addition, regional economic development organizations and state agencies will be utilized for reuse planning and technical assistance.

Name of entity	Point of contact	Specific involvement in the project.
Jefferson County Chamber of Commerce	Kate Sedgmer, President ksedgmer@jeffersoncountychamber.com (740) 282-6226	The Chamber will serve as the connection to the business community for project updates and opportunities involving redevelopment in each TA and participate in quarterly calls with JCPA.
Jefferson County Land Bank	Tabatha Glover landbank@jeffersoncountyoh.com (740) 283-8655	The land bank will serve as a possible funding source for demolition work and participate in quarterly calls with JCPA.
The Urban Mission	Rev. Ashley Steele Executive Director asteele@urbanmission.org (740) 282-8010	The Urban Mission will be serve as a community connection to low-income families in the county, assist with community outreach, and provide input for redevelopment and planning activities.
The Bay Six Project	(740) 535-6229	The Bay Six Project will be serve as a community connection to low-income families in the county, assist with community outreach, and provide input for redevelopment and planning activities.
City of Steubenville	Christopher Petrossi Urban Planning Director cpetrossi@cityofsteubenville.us	Meet regularly with JCPA via quarterly calls. Provide input for community outreach and assist

	(740) 283-6000	with site selection, cleanup, redevelopment, and planning activities.
Village of Mingo Junction	Robert Smith Village Administrator smith@mingojctoh.us (740) 535-1263	Meet regularly with JCPA via quarterly calls. Provide input for community outreach and assist with site selection, cleanup, redevelopment, and planning activities.
Village of Yorkville	Roger Herbert Village Administrator (740) 312-2445	Meet regularly with JCPA via quarterly calls. Provide input for community outreach and assist with site selection, cleanup, redevelopment, and planning activities.
Village of Tiltonsville	John Staskey Village Mayor tiltonsville43963@gmail.com (740) 859-3073	Meet regularly with JCPA via quarterly calls. Provide input for community outreach and assist with site selection, cleanup, redevelopment, and planning activities.
Village of Rayland	Tammy Sue Morelli (740) 859-6278	Meet regularly with JCPA via quarterly calls. Provide input for community outreach and assist with site selection, cleanup, redevelopment, and planning activities.
Ohio Department of Development	Megan Meadows 614.728.0961 Megan.Meadows@development.ohio.gov	Abandoned Gas Station and Brownfield Remediation Grant Programs
Ohio Mid-Eastern Governments Association	Jeannette Wierzbicki (740) 439-4471 jeannettew@omegadistrict.org	Regional Planning and Site Re-Use
Ohio BUSTR	Scott King, Bureau Chief (614) 752-7095 Scott.king@com.state.oh.us	BUSTR Petroleum Site Technical Assistance
Ohio EPA	Roxanne Anderson (614) 644-2938 Roxanne.Anderson@epa.ohio.gov	Ohio VAP Technical Assistance

iii. Incorporating Community Input: JCPA will include community involvement in each of the TAs by: 1) Announcing the grant award in a press release to local news outlets and on the JCPA website; 2) Holding kickoff brownfield informational sessions with project partners, local community leaders, stakeholders/property owners, and citizens in each of the TAs. Additional sessions will be held on an annual basis at a minimum throughout the grant period. These sessions will define brownfields, identify specific sites in each TA, and how each participant can be involved in the brownfield process. JCPA and each local community will reach out to citizens via local publications, news outlets, JCPA's website, and various communities' social media outlets in advance of each meeting to ensure residents have the opportunity to participate. Stakeholder and residents will have the opportunity to identify sites that are impacting their health and welfare. Sites will be added to the inventory list for potential funding; 3) Communicating with project partners, stakeholders, and residents throughout the grant period. JCPA will hold quarterly meetings with project partners for updates. All information gathered and materials created will be archived on the JCPA website, including meeting minutes, site inventory listings, and presentation materials.

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

a. **Description of Tasks/Activities and Output:** JCPA requests a U.S. EPA Brownfield Assessment Grant in the amount of \$500,000 for community-wide assessment.

Task/Activity: TASK 1: Programmatic and Outreach

i. **Project Implementation: EPA Program funded activities:** 1) Preparation and submittal of quarterly reports to the U.S. EPA; the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) and submittal of MBE/WBE

<p>documentation annually along with final closeout documentation. 2) Attend two USEPA and four state/regional brownfield conferences/training. 3) Completion of accounting and administrative services during the grant period including as budget preparation, program plan revisions, maintenance and operation of financial management systems, handling of payment requests, and oversight of QEP activities, technical reports, and project schedules. 4) Conduct Kickoff meetings in each TA. 5) Conduct community outreach meetings at least annually in each TA throughout the project period. 6) Solicit assistance from the local health department as appropriate throughout the performance period to understand and prioritize health risks. Non-EPA Program funded activities: Hire a qualified environmental professional(s) (QEP) in compliance with federal procurement procedures.</p>
<p>ii. <u>Anticipated Project Schedule:</u> 1) Hire QEP within 3 months of allocation of funds. 2) Program "kickoff" meetings held within 6 months of award, with community outreach continuing throughout grant period. 3) Quarterly Reports (QR) will be submitted within 30 days of quarter ending. 4) On-going updates of ACRES. 4) MBE/WBE submitted annually. 5) Final closeout documents submitted as required. Staff to attend available brownfield training program during grant period.</p>
<p>iii. <u>Task/Activity Lead:</u> JCPA will be responsible for day-to-day programmatic oversight and outreach throughout the grant period. QEP will assist with ACRES reporting and community outreach.</p>
<p>iv. <u>Outputs:</u> 1) Procure a QEP through a documented RFP and contracting process, 2) Accounting and administrative processes. 3) Production of four quarterly reports per year (16 reports total). 4) Completion of kickoff meetings in each TA (four), and a total of 12 follow up community meetings (four per TA) 5) Preparation of fact sheets for each TA for the initial kickoff meeting, and supplementary inventory information for the annual meetings. 6) Attend two federal and four state/regional brownfield conferences, workshops, or trainings.</p>
<p>Task/Activity: TASK 2: Site Inventory</p>
<p>i. <u>Project Implementation:</u> 1) Site Inventory (gather recognized and potential brownfields sites in target areas); 2) Site Prioritization (rank/prioritize sites and evaluate site access issues for Phase I or Phase II investigation and End Use Planning activities); and 3) Site Research and Draft Eligibility Forms (Property Approval Questionnaire (PAQ), Property-Specific Site Determination Information (PDI), or Petroleum Site Eligibility Determination Requests).</p>
<p>ii. <u>Anticipated Project Schedule:</u> The prioritization system will be developed within the first 6 months of grant award and will be updated continuously throughout the grant period.</p>
<p>iii. <u>Task/Activity Lead:</u> JCPA will update/maintain an inventory of brownfield sites with assistance from the QEP.</p>
<p>iv. <u>Outputs:</u> 1) Evaluation Ranking Tool 2) Newly created brownfields inventory and prioritization list. 3) Completed eligibility forms. 3) Up to 16 planning meetings (quarterly) to determine eligibility and re-evaluate site inventory, and track progress of assessment and planning activities with actual/anticipated costs.</p>
<p>Task/Activity: TASK 3: Site Assessment</p>
<p>i. <u>Project Implementation:</u> 1) QEP drafts and submits Quality Assurance Project Plan (QAPP) to US EPA for approval; 2) Phase I Investigations - QEP performs Phase I investigations and submits draft reports to JCPA for review/comment; QEP submits final Phase I reports to USEPA before Phase II activities begin; 3) Phase II preparations – QEP will meet with JCPA to review Phase I results; QEP submits draft site-specific Field Sampling Plans (FSP) that include Health and Safety Plans (HASPs) to EPA/State for review, comment, and obtain EPA approval to proceed with Phase II ESA; and 4) QEP performs Phase II Investigation field work per FSP and submits Phase II reports to project team and US EPA.</p>
<p>ii. <u>Anticipated Project Schedule:</u> 1) QAPP prepared and submittal to occur within 1 month of QEP contracting; 2) Site assessments to begin following completion of initial site inventory prioritization and QAPP approval from the U.S. EPA; 3) Phase I and Phase II assessments will continue the grant performance period; and 4) JCPA and the QEP will meet monthly to review progress and budgets.</p>
<p>iii. <u>Task/Activity Lead:</u> The QEP will lead this task with oversight from the JCPA.</p>
<p>iv. <u>Outputs:</u> 1 QAPP; 12 Phase Is; 8 Phase IIs including HASPs and FSPs</p>
<p>Task/Activity: TASK 4: Remediation/End-Use Planning</p>
<p>i. <u>Project Implementation:</u> 1) Enter two (2) sites into Ohio Voluntary Action Program (VAP) and 2) perform Remediation and/or End-Use Planning activities (develop site cleanup, remediation, and eligible end-use</p>

alternatives plans such as Community Health, Site, and Land Reuse Assessment, Market Viability, Infrastructure Evaluation, Site Disposition Strategy, and Site Reuse Visioning) on up to six (6) selected properties listed in the site inventory.

ii. Anticipated Project Schedule: State Voluntary Program - enter two sites into the Ohio VAP 3rd Quarter of Federal Fiscal Year (FFY) 2024; initiate Cleanup and Reuse Planning Activities for identified properties starting 3rd Quarter of FFY 2024; and perform all other planning activities continuous throughout 4-year lifetime of the grant.

iii. Task/Activity Lead: The QEP will lead this Task with oversight from the JCPA.

iv. Outputs: It is estimated that 2 Remedial or Reuse Plans will be prepared within each TA, with 2 total properties anticipated to be enrolled in the Ohio VAP.

b. Cost Estimates Task 1: Programmatic and Outreach - \$27,850

Personnel: \$3,000, grant management and TA Kickoff Meetings, 60 hours at average rate of \$50/hr. = \$3,000. Travel Costs: \$9,250, including two staff to two National BF Conferences, 4 x \$1,500 = \$6,000; two staff to two Regional BF Conferences, 4 x \$750 = \$3,000; and In-Region travel to meetings and sites, 400 miles @ \$0.625/ mile = \$250. Supplies: marketing and outreach printed materials = \$1,000. Contractual costs: Program Management, \$14,600 to include quarterly ACRES reporting and budget updates, and annual reporting at an estimated cost of \$800 per quarter (8 hours at an average of \$100/hr., \$12,800 total) plus \$450 per year (4.5 hours at average of \$100/hr., \$1,800 total).

Task 2: Site Inventory and Prioritization - \$23,350

Personnel: \$3,850, site inventory development, land owner contacts, and eligibility documents; 77 hours at average rate of \$50/hr. = \$3,850. Contractual costs: QEP: 195 hours at average rate of \$100/hr, \$19,500 total, to include preparation of eligibility documents and site inventory management over the term of the grant.

Task 3: Phase I and Phase II Environmental Site Assessments - \$312,800

Contractual Costs: \$312,800: QAPP = \$5,600, 12 Phase I ESAs at average cost of \$4,600 = \$55,200 and 8 Phase II ESAs (including FSP and HASP) at average cost of \$31,500 = \$252,000.

Task 4: Remedial and End Use Planning - \$136,000

Contractual costs: 2 remedial or reuse plans per TA at an average cost of \$17,000 each (including VAP fees of approximately \$18,500 for two properties), for a total of \$136,000.

Budget Categories		Project Tasks (\$)				Total
		Task 1 Programmatic & Outreach	Task 2 Site Inventory	Task 3 Site Assessment	Task 4 Remediation & Planning	
Direct Costs	Personnel	\$3,000	\$3,850			\$6,850
	Travel	\$9,250				\$9,250
	Equipment					
	Supplies	\$1,000				\$1,000
	Contractual	\$14,600	\$19,500	\$312,800	\$136,000	\$482,900
	Other					
Total Direct Cost		\$27,850	\$23,350	\$312,800	\$136,000	\$500,000
Indirect Costs						
Total Budget		\$27,850	\$23,350	\$312,800	\$136,000	\$500,000

c. Measuring Environmental Results

To ensure the Brownfield Project is on schedule, JCPA and QEP will meet monthly via telephone or video conferencing, and quarterly in person to ensure site projects are progressing and that grant goals are met. JCPA will track, measure, and report on the success of the project utilizing ACRES to monitor the outputs. Outputs will include: site inventory status, land owner contacts and access agreements executed, number of Phase I/II ESAs, and completed number of cleanup plans created, in addition to community specific TA meetings. JCPA will track, measure, and report the following outcomes in ACRES: community participation, number of acres of land assessed, land remediated/redeveloped, tax revenue generated, jobs created/maintained, and redevelopment dollars leveraged. Outputs/Outcomes not compatible with ACRES will be reported in quarterly reports. Quarterly meetings will be held with local entities, with annual meetings taking place for each TA after the initial kickoff meeting.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability **i. Organizational Capacity.** **ii. Organizational Structure:** **iii. Description of Key Staff:** The JCPA is a local government subsidiary responsible for economic development in the county. JCPA has extensive experience managing various grants provided by ODOD, and has served as a community partner for the implementation of several successful USEPA grants (see 4.b below). JCPA will coordinate the financial and administrative requirements for the project with two full time staff, an Executive Director and an Executive Assistant, and one part-time fiscal officer. Robert Naylor, Executive Director, will serve as the Chief Executive and will coordinate the overall direction of the project, with a focus on developing the site inventory, and coordinating with community partners and property owners. Mr. Naylor started with the JCPA in November 2020. Mr. Naylor has a law degree, an MBA and a LL.M. in Taxation with over 30 years counseling and working for private businesses. Executive Assistant Rebecca Canestraro will be the primary point of contact and overall manager for the project, and will assist with all administrative and reporting requirements including public outreach, scheduling and organizing public meetings, maintaining meeting reports, and posting public notifications. Ms. Canestraro holds a Master's degree in Education and has spent over 13 years in public service, primarily in the regional education system. Mr. Gary Folden, who serves as JCPA's Fiscal Officer, will serve as the Fiscal Director for the grant. Mr. Folden has over 40 years of experience with governmental accounting and serving as the Treasurer and Fiscal Officer for the JCPA, Jefferson County Airport, and Ohio Aviation Association.

iv. Acquiring Additional Resources: JCPA will procure a QEP using a Qualifications-Based Selection Process that complies with state and federal procurement regulations and that meets the procurement policies set forth by the JCPA by-laws. The QEP will conduct assessments, cleanup plans, and assist with grant reporting and compliance. JCPA also has the ability to acquire additional assistance by following its internal hiring process or by obtaining a qualified subconsultant using procedures that comply with federal procurement requirements.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfield Grant but has Received Other Federal or Non-Federal Assistance Agreements
1. Purpose and Accomplishments: The JCPA has not received any U.S. EPA Brownfield funds to date but was a Coalition member on four successful USEPA Brownfield Assessment Coalition Grants awarded by USEPA to the Business Development Corporation of the Northern Panhandle (BDC, FY2016 and FY2019) and the Brooke-Hancock-Jefferson Metropolitan Planning Commission (BHJ, FY2017 and FY2020). Through these grants JCPA assisted with the completion of 11 Phase I ESAs, six Phase II ESAs, three UST investigations, and 4 asbestos and lead based paint surveys on various properties throughout Jefferson County. The USEPA funding was utilized to leverage an additional \$590,000 in assessment and cleanup funding through the Ohio Department of Development (ODOD) Abandoned Gas Station Grant Program. As part of this project, JCPA successfully oversaw the removal of 10 USTs and associated soil contamination from a former bulk petroleum storage facility and adjacent filling station, obtaining No Further Action (NFA) status from BUSTR. Additionally, In FY 2022, JCPA received six site-specific ODOD Brownfield Remediation Program (BRP) awards, totaling \$1,250,000, for locations throughout Jefferson County. Three of these projects represented continuation of projects initially assessed under the USEPA program. JCPA is currently working with a QEP hired to complete Phase Is for three of the project sites, Phase II assessments for the four projects sites, and BUSTR closure for three of the project sites. In addition, four USTs were recently removed from one of the project sites located in Steubenville, Ohio. One of the awarded projects is located in TA1 and one awarded project is located in TA3. Due to the size and complexity of these projects, additional funding is necessary to evaluate surrounding properties to allow for a comprehensive approach to redevelopment. Also, none of the projects are located in the downtown corridor of TA1. **2. Compliance with Grant Requirements:** JCPA successfully completed all required program reporting and other requirements for the ODOD Abandoned Gas Station Grant Program, and completed the project with NFA status from BUSTR and a net savings of \$160,000 on the proposed budget. The ODOD BRP grants were awarded between April 2022 and July 2022, and only recently implemented. JCPA has completed all required programmatic steps to initiate work, and is currently completing monthly budget updates and draw requests, and quarterly progress reports. In addition, JCPA maintains consistent financial records. In 2022, the Ohio Auditor of State audited JCPA and the audit was approved with no findings or exceptions.