



**CITY OF JOHNSTOWN**  
**Johnstown City Council**

"A Home Rule Municipality"

CITY HALL  
 401 MAIN STREET  
 JOHNSTOWN, PA 15901  
 (814) 533-2001  
 FAX (814) 533-2111

R03-20-A-005

Mayor Frank Janakovic  
 Richard Britt  
 Rev. Sylvia King  
 Marie Mock  
 Charlene Stanton  
 David Vitovich  
 Jack Williams

**CITY OF JOHNSTOWN, PA**  
**NARRATIVE INFORMATION SHEET**

**Applicant Identification:**

City of Johnstown, Pennsylvania  
 City Hall  
 401 Main Street  
 Johnstown, PA 15901-1809

**Funding Requested:**

- a. Assessment Grant Type: Coalition
- b. Federal Funds Requested: \$600,000
- c. Contamination: \$525,000 Hazardous Substances and \$75,000 Petroleum

**Location:**

- a. City: Johnstown
- b. County: Cambria
- c. State: Pennsylvania

**Contacts:**

- a. Project Director  
 Name: John Dubnansky, Director of Community & Economic Development  
 Phone: (814) 536-8616  
 Email: [JDubnansky@cojtw.com](mailto:JDubnansky@cojtw.com)  
 Mailing Address: City of Johnstown City Hall, 401 Main Street, Johnstown, PA 15901

- b. Chief Executive/Highest Ranking Elected Official

<b>Coalition Member</b>	<b>City of Johnstown</b>	<b>Johnstown Redevelopment Authority</b>	<b>Redevelopment Authority of Cambria County</b>
Name & Title	Mayor Frank J. Janakovic	Melissa Komar, Executive Director	Renee Daly, Executive Director
Mailing Address	City of Johnstown City Hall 401 Main Street Johnstown, PA 15901	416 Main Street Johnstown, PA 15901	401 Candlelight Drive Suite 209 Ebensburg, PA 15931
Phone Number	(814) 419-5207	(814) 535-5564	(814) 472-6711
Email Address	mayorfrankj@gmail.com	mkomar@johnstown-redevelopment.org	rdaly@co.cambria.pa.us



**CITY OF JOHNSTOWN**  
**Johnstown City Council**

*"A Home Rule Municipality"*

CITY HALL  
401 MAIN STREET  
JOHNSTOWN, PA 15901  
(814) 533-2001  
FAX (814) 533-2111

Mayor Frank Janakovic  
Richard Britt  
Rev. Sylvia King  
Marie Mock  
Charlene Stanton  
David Vitovich  
Jack Williams

**Population:**

City of Johnstown: 19,447

Cambria County: 131,730

**Other Factors Checklist:**

<b>Other Factors</b>	<b>Page #</b>
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 brownfield site(s) is impacted by mine-scarred land.	2
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	1
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield sites within the target area.	8, 9

**Letter from the State or Tribal Environmental Authority:** See attached.



December 2, 2019

Mr. John Dubnansky  
Director of Community & Economic Dev.  
City of Johnstown, PA

Ms. Renee Daly  
Executive Director  
Cambria County Redevelopment Authority

Ms. Melissa Komar  
Director, Johnstown Redevelopment Authority

RE: PA DEP Acknowledges and Supports the Johnstown-Cambria County Application for  
EPA Brownfields Assessment Coalition Grant Funding

Dear Director Dubnansky, Director Daly, and Director Komar,

The Pennsylvania Department of Environmental Protection (DEP) is pleased to support your efforts to redevelop brownfield properties in your community. Returning such environmentally challenged and underutilized land and buildings to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania's economy. This letter can serve as the acknowledgement letter from the state cleanup authority required for your EPA application.

The DEP supports the application from the City of Johnstown, working in partnership with coalition partners the Johnstown Redevelopment Authority and the Cambria County Redevelopment Authority, for \$600,000 in EPA Brownfields Assessment Coalition Grant funding. DEP has already worked with Johnstown on brownfields revitalization, through collaboration including PA Act 2 Land Recycling efforts. The community's efforts to re-examine the redevelopment potential of aggregated, underutilized sites to create renewed neighborhoods, parks, and business districts in Pennsylvania is a worthwhile endeavor.

Both Central Office and Regional Office Staff in the Commonwealth's Land Recycling Program look forward to supporting the Johnstown-Cambria coalition and U.S. EPA Region 3 on this project. If you have any questions, please contact me at 717.783.7502 or at [johnngross@pa.gov](mailto:johnngross@pa.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Lee McDonnell". The signature is fluid and cursive, written over a light blue horizontal line.

Lee McDonnell, P.E.  
Program Manager  
Bureau Environmental Cleanups and Brownfields

# **JOHNSTOWN-CAMBRIA PA BROWNFIELDS COALITION**

## **I. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION**

### **a. TARGET AREA & BROWNFIELDS**

**i. Background & Description of Target Area** – Johnstown (population 19,447) is the largest city in Cambria County (population 131,730), Pennsylvania, located along the Conemaugh and Stony Creek Rivers. Historically, Johnstown is known for its strong steel manufacturing past and the Great Flood of 1889. Faced with domestic and foreign competition, the economy of Johnstown declined following World War II as manufacturing plants were abandoned and left contaminated. The city, now the poorest in Pennsylvania, has an 8.0% unemployment rate, nearly double the 4.1% rate of both Pennsylvania and the United States. The median household income of Cambria County (\$44,943) and Johnstown (\$23,636) are far lower than state and nationwide averages (\$56,951 and \$57,652, respectively). Poverty rates are slightly higher in Cambria County (15.6%) than the national average (14.6%), but Johnstown has a poverty rate over double the national average (37.9%). As the population has declined drastically, more housing units in Johnstown (20.8%) and Cambria County (13.2%) have been left vacant as compared to statewide (11.4%) and national (12.2%) averages. The City has been in structural deficit and under the Commonwealth’s Act 47 financial distress status since 1992, continuing until today.

**ii. Description of Priority Brownfield Sites** – The Johnstown-Cambria Brownfield Coalition has targeted the following mix of 11 former steel and industrial sites for re-industrialization, neighborhood improvements, heritage tourism development, and community facilities, including two in the County, three at which JRA is in the lead, and a half-dozen under City lead:

- The 10.4-acre former **Cambria Iron Works** complex, one of the nation’s first and most historic iron and steel works, is a National Heritage site. The Johnstown Redevelopment Authority is partnering with the Center for Metal Arts, a world-renowned artisan center teaching metalworking and blacksmith skills, to transform the complex into the Center’s world headquarters. Environmental assessment and reuse planning has been conducted with previous EPA grant support, but the ambitious reuse plan requires the reopening of the Pennsylvania Department of Environmental Protection’s (PADEP) Act 2 Voluntary Cleanup Program (Act 2 or VCP) post-remediation care plan and environmental covenant.
- The City of Johnstown and its partners will evaluate vacant industrial sites of between 7.5 and 10 acres for deployment of an innovative urban agriculture pilot project proposed by Pittsburgh-based non-profit **Food 21**, which seeks to use healthy urban agriculture projects to drive economic revitalization and job creation. Food 21 will take a vacant/blighted location in Johnstown and use a combined-heat-and-power and renewable energy system for an urban agriculture/greenhouse/hydroponics hub that will employ local citizens and produce local vegetables, aquaponics, and more. At the time of submission, Johnstown is a pending finalist for a U.S. EPA Local Foods, Local Places award to support this Food21 pilot. This project will require brownfields assessment and reuse planning at the selected site, as the only properties large enough for this endeavor are all brownfields on former industrial sites.
- Johnstown is defined by its history of floods, which have been dramatically reduced by a partnership with the U.S. Army Corps of Engineers that launched and built one of the largest

flood control projects in USACE history. Today, the Army Corps is reinvesting in Johnstown to combine economic revival with flood control measures, awarding Johnstown a \$150,000 “**Corps Silver Jackets**” designation in 2019. The focus of this program, which will be helped by EPA Assessment resources, is to identify brownfields and blight in the 500-year floodplain areas of Johnstown’s rivers, where dilapidated and unused structures can be removed to promote the deployment of urban parks, recreation, trails, and green infrastructure for stormwater management.

- **Cresson Township in Cambria County** has devoted four years and \$500,000 of HUD CDBG funding to removing vacant, tax-delinquent and blighted structures on two old gas stations at the “Mr. Gas” and “Ridge” properties. There are a total of 34 underground petroleum tanks at these two properties which have presented a tremendous challenge for the planned reuses of affordable housing and commercial development to support low- and moderate-income people. Cambria County Redevelopment seeks funds to transform these sites into new revitalization with Phase II and reuse planning activities.
- The Moxham neighborhood of Johnstown has two large, grand “**Streetcar Barns**” built in the late 1800s which later became the “Bus Barns” for the Cambria Transit Authority (“CamTran”). Now owned by Johnstown Redevelopment Authority, these structures are slated to house a new, advanced manufacturing enterprise by the Swedish company Hoganäs, which plans to put a high-tech metal powders manufacturing factory in these facilities and employ at least 20 new workers. In order to do so, JRA must conduct Phase II and remedial planning activities for these sites prior to transferring the property to Hoganäs.
- The iconic **Johnstown Inclined Plane** on the banks of the Stonycreek River in downtown Johnstown climbs a massive hill, under which lies mine-scarred land once owned by the Cambria Iron Works/Bethlehem Steel companies. This land pollutes the river with orange, sulfuric acid mine drainage at “The Point” in downtown Johnstown at the confluence of the Stonycreek and Conemaugh Rivers, negatively impacting economic development and heritage/recreational tourism efforts. Multiple organizations, including the Community Foundation for the Alleghenies and Lift Johnstown, are teamed up to create a new “Sliver Park” facility on the riverbank as a trailhead of the 9/11 National Memorial Trail, which was supported by Johnstown’s 2015 Assessment Grant and needs additional EPA resources to conduct Phase II ESA. Significant additional Phase II and remedial planning funding is needed to address the acid mine drainage that brings 500 gallons per *minute* to this area.
- A large, 4-story 60-room triplex apartment building located at **151 Fairfield Avenue** in the Cambria City neighborhood of Johnstown was burned by arson in early 2018. JRA and the City are using code compliance, criminal enforcement, and corridor revitalization planning efforts to boost this struggling neighborhood, which needs to see this burned site removed, assessed, cleaned and redeveloped.
- The **Cambria Rowe College** campus, owned by JRA and the City, is a former trade and business school that failed and closed in 2018, leaving behind an impressive campus building in the heart of the community. JRA is recruiting investors and employers for building reuse, but requires EPA Assessment resources for a Phase I and potential Phase II and remedial planning activities to facilitate reinvestment.

- The **Hunt Oil** site is a vacant gas station at 116 Bridge Street in the Moxham neighborhood of Johnstown with non-compliant petroleum USTs on the banks of the Conemaugh River. The City would like to assess this site for potential remedial action and reuse planning.
- A private sector rail car maintenance company seeks to purchase the 48-acre, idled and polluted **Rollock Metal & Scrap Yard** north of the city in the Franklin neighborhood of Cambria County for economic reinvestment. However, environmental conditions on this blighted sight located contiguous to the Conemaugh River must be investigated to support this reuse.
- The historic **State Theater**, located in the central business district of the City of Johnstown, is an underutilized asset which Conemaugh Health System, the current property owner, is ready and willing to transfer to the City for reuse. The theater, constructed in 1926, once consisted of 1,400 seats before being modified by CHS and remains in operational condition. The theater's prominent location in the City provides a unique and ideal opportunity to provide more entertainment options for visitors to and residents of Johnstown. The City will be releasing a Request for Proposals (RFP) to property developers worldwide in December 2019 to help define best reuse. EPA brownfields assessment funding can help ensure that asbestos, fuel oil, lead paint and other health and environmental hazards do not thwart productive reuse of this grand space.

## **b. REVITALIZATION OF THE TARGET AREA**

**i. Reuse Strategy & Alignment with Revitalization Plans** – The revitalization of these targeted brownfields is central to the Johnstown-Cambria vision and strategy for community transformation and economic revitalization. As the poorest and one of the most distressed and polluted cities in Pennsylvania, the Johnstown community reached out in 2015 to Carnegie Mellon University's "Remaking Cities Institute", which helped launch the "[Johnstown Vision 2025](#)" initiative, an ongoing, community-driven endeavor to create united neighborhoods, remove blight and brownfields, restore Johnstown's rivers, promote community gardens, expand greenspace and trails, revitalize downtown, and re-energize Johnstown with renewable and efficient energy approaches. Vision 2025 is now a full time, staffed, ongoing organization based in downtown Johnstown, sponsored by the Community Foundation for the Alleghenies, and driven by citizen-based teams including one for brownfields and blight removal. Vision 2025 is the overall guide for the brownfield efforts proposed here.

From Vision 2025, Governor Wolf of Pennsylvania deployed PA Department of Community & Economic Development and PennDOT resources to facilitate an action plan and leverage substantial resources for implementation. In June 2018, Johnstown unveiled a consensus "Johnstown Redevelopment Strategy" and "Vision 2025 Together Task Force" to move this action plan forward. The strategy identifies "catalytic projects" as Johnstown's highest priorities, and these include these Assessment Coalition brownfield priorities – transforming Cambria Iron Works to the Center for Metal Arts, restoring the blighted and polluted riverbanks with green infrastructure, redeveloping brownfields, addressing critical health threats including continuing impacts from mine-scarred land, fostering downtown redevelopment around transit hubs and community anchors, boosting healthy foods and living in this struggling food desert, and

improving creative placemaking through the “Iron-to-Arts Corridor” initiative to reinvigorate former steel sites with public art and heritage tourism.

**ii. Outcomes & Benefits of Reuse Strategy** – The Johnstown-Cambria Brownfields Coalition will use Assessment grant funding to breathe new life into struggling and blighted corridors downtown and in the greater Johnstown region. Key benefits will include reinvestment in five federally certified Opportunity Zones in the heart of Johnstown, in Census Tract Nos. 42021000100, 42021000200, 42021000300, 42021000400, & 42021000500. Johnstown-Cambria will build this investment upon the foundation of Johnstown’s heritage with new innovations in advanced manufacturing and metals sectors on dead industrial sites (such as at the CamTran Bus Barns, the Cambria-Rowe campus, and the Rollock sites); healthy food and urban agriculture production (Food21 reuses); heritage tourism and recreation (Center for Metal Arts, USACE Silver Jackets, and Inclined Plane brownfields projects); and health care. Surrounded and in some ways isolated by mountains and rivers, Johnstown must turn to its brownfields for suitable land to grow these sectors. A key brownfield approach that is being pursued in green infrastructure for stormwater pollution management and deployment of walking/biking/transit connectivity (such as in the riverfront Silver Jackets, Inclined Plane/Silver Park brownfield projects), and in creative placemaking at cherished community facilities including the State Theater. Further, JRA and the Center for Metal Arts have now entered into a formal Memorandum of Agreement for the revitalization of the Cambria Iron Works campus as a community anchor with the non-profit Pittsburgh Gateways Corporation, a community developer that will deploy renewable energy, energy efficiency, and LEED approaches to the renewal of that Cambria campus.

### **c. STRATEGY FOR LEVERAGING RESOURCES**

- i. Resources Needed for Site Reuse** – Johnstown-Cambria has already developed a robust “Resource Roadmap” for brownfields and community revitalization, as part of its Vision 2025 Redevelopment Strategy, and further honed these strategies through the city’s 2016 EPA Brownfields Community-Wide Assessment project. Each Coalition Partner is eligible for, and pursuing, these key kinds of resources for leveraging brownfields revitalization:
- Commonwealth of Pennsylvania “**Redevelopment Assistance Capital Program**” grants for brownfield economic development projects (already secured at the Center for Metal Arts);
  - PA “**Industrial Site Reuse Program**” grants/loans for brownfield assessment & cleanup;
  - Pennsylvania “**Business in Our Sites**” grants and loans to support pad-ready site development;
  - Federal **Opportunity Zone** incentives for brownfields preparation & real estate development (5 OZs);
  - **Pennsylvania Keystone Opportunity Zones** incentives for business attraction to brownfields (already established for the entire Johnstown jurisdiction);
  - **Appalachian Regional Commission POWER** Grants (several already secured to support advanced manufacturing innovation in Johnstown);
  - U.S. Department of Interior/National Park Service, **Land & Water Conservation Fund** grants, and **Outdoor Recreation Legacy Partnership** grants for public park and recreational improvements on brownfields; and
  - Of course, all of this public funding is meant to spark substantial **private sector investment**.
- ii. Use of Existing Infrastructure** – The Coalition’s Vision 2025 Together resource roadmap is also being used to identify and pursue significant transportation, river shoreline restoration, and other infrastructure needed for this Johnstown community revitalization, including:

- **Use of U.S. Army Corps Section 206 Aquatic Ecosystem Restoration, Section 1135 Environmental Restoration, Silver Jacket** authorities (all already secured and in action), as well as a congressional rivers restoration authority enacted for Johnstown in 2015
- **U.S. DOT BUILD** transportation grants (being sought), **PennDOT Multimodal Transportation** grants (secured), **Commonwealth Financing Agency Multimodal Transportation** grants (secured), and **PennDOT Surface Transportation Project** funding (secured) for upgrades to the infrastructure for Cambria Iron Works/Center for Metal Arts, the Inclined Plane project, the Johnstown Urban Industrial Park (developed with past EPA grant support), and other projects;
- U.S. Department of Commerce **Economic Development Administration** grants for public infrastructure to support economic development (to be sought for Center for Metal Arts);
- **USDA Rural Development Community Facilities** grants and loans for essential community facilities on brownfields;
- U.S. DOT **Transportation Alternatives Program & Recreational Trails Program** grants for the Johnstown-Cambria trail network connecting these brownfield projects & community anchors.

## **II. COMMUNITY NEED & COMMUNITY ENGAGEMENT**

**a. COMMUNITY NEED / i. Community's Need for Funding** – The City of Johnstown is the poorest city in the Commonwealth of Pennsylvania and has been in structural deficit and under the Commonwealth's Act 47 financial distress status since 1992, continuing until today. The greater Johnstown area, including Cambria County, is highly limited in its abilities to assess these contaminated sites without EPA grant assistance. Median household incomes, which in Johnstown are less than half the state and national averages, do not allow for a high tax income to dedicate to brownfields assessment, cleanup, and reuse. Additionally, many targeted industrial sites are now closed or abandoned, limiting their taxable value, while many more sites are publicly owned, also limiting their taxable value. The region's economic status dictates that without EPA grant assistance, the greater Johnstown area will be severely limited in its abilities to assess, cleanup, and plan for the reuse of these catalytic brownfields, delaying an economic upturn for a city in need. This funding will serve coalition partners and communities that would not have access to resources otherwise through collaboration that allows multiple entities (the City of Johnstown, JRA, and CRA) to work together to tackle blight and environmental contamination in tandem. Pooling resources together is an essential approach in an economically depressed city such as Johnstown.

**ii. Threats to Sensitive Population / (1) *Health or Welfare of Sensitive Populations*** – According to EPA's EnviroFacts, there are 10 major sources of air pollution, 25 TRI waste reporting entities, 11 large quantity waste generators and TSD facilities, and six major water dischargers in Cambria County. These health and environmental threats have disproportionate impacts on sensitive populations. The citizens of Johnstown-Cambria are greyer than most communities (nearly 20% higher than the national median age), and the community is highly age-dependent (dependent children & elderly), with 69.2% age-dependent in Johnstown and 67.3% in Cambria, which is more than 10% higher than state or national age-dependency rates. Fertility rates in Johnstown (at 77 births per 1,000 women in the past 12 months) are nearly 50% higher than state and national fertility rates. As stated previously, Johnstown is the poorest city in Pennsylvania. The 37.9% of Johnstown residents who are in poverty face an undue burden from environmental and physical concerns that accompany brownfields, blight, and vacant properties. While Johnstown is fortunate

to have a robust health care system, low-income communities are subject to potential health risks from the sites listed above. Assessment of these brownfield sites is required to determine the exact threat to public health in Johnstown’s at-risk populations, including not only the poor, but also the elderly, pregnant women, and children. The future remediation of these brownfield sites, to be replaced by jobs centers, riverfront parks and other improvements in environmental health and quality of life planned by this Johnstown-Cambria initiative, will bring focused benefits and progress to these vulnerable populations.

**(2) Greater than Normal Incidence of Disease & Adverse Health Conditions** – Cambria County ranks 65<sup>th</sup> out of 67 counties in Pennsylvania in terms of health outcomes. In Cambria County’s 2016 County Health Profile, 21% of adults were in fair or poor health, compared to 18% statewide. Particulate matter in the air is higher than in Pennsylvania and nationally, and drinking water violations have occurred in Cambria County. Cambria County has a higher age-adjusted rate of all causes of death compared to Pennsylvania (858.8 versus 763.3), including higher rates of deaths from cancer (166.7 versus 165.9) and chronic lower respiratory diseases (41.6 versus 37.6). Previous assessments have revealed hazardous materials in the soil and groundwater including high concentrations of polynuclear aromatic hydrocarbons (PAH), sulfur compounds, complex cyanide, volatile, or phenolic compounds, polychlorinated biphenyls (PCBs), and heavy metals. Exposure to these hazardous materials can lead to multiple adverse health outcomes.

**3. Disproportionately Impacted Populations** – Johnstown is the poorest city in Pennsylvania and has a highly age-dependent youth and elderly population. According to EPA’s EJScreen tool for environmental justice conditions, these disproportionately impacted groups face staggering statistics: in the 94<sup>th</sup> worst percentile for wastewater discharges in EPA Region 3, the 83<sup>rd</sup> worst percentile compared to that state and region for lead paint exposures, the 81<sup>st</sup> worst percentile in the state for PM<sub>2.5</sub> and ozone pollution, the 80<sup>th</sup> worst for air toxics and respiratory hazards in the state, the 81<sup>st</sup> worse for proximity to hazardous waste sites and RMP sites, and 78<sup>th</sup> worst for Superfund site proximity, compared to Pennsylvania. The economically distressed residents, 37.9 percent of which live in poverty, are disproportionately impacted by the high rate of vacancy and blight in Johnstown in multiple ways. Cleanup of these Johnstown area brownfields will support environmental justice by removing blight, increasing livability, creating jobs, bettering health and improving access to healthy foods, and spurring opportunities for recreation for residents.

**b. COMMUNITY ENGAGEMENT / i. Project Partners & ii. Project Partner Roles** – Johnstown-Cambria has formed a Brownfield Steering Committee that represents 11 entities that have guided and overseen community brownfields efforts, provided key input for the creation of a brownfields inventory with 37 sites, helped secure property access for assessment, and played robust roles in reuse planning. The following organizations are aligned with the assessment, cleanup, and reuse of Johnstown-Cambria brownfields:

Partner Name & Brief Description	Project Roles & Commitments
<b>Neighborhood Associations</b>	Steering Committee, outreach to residents, identify sites for assessment, and support cleanup and reuse
<b>Johnstown Redevelopment Authority</b>	Coalition Partner, Steering Committee, community outreach, site selection, and lead role on JRA-managed properties

<b>Cambria County Redevelopment Authority</b>	Coalition Partner, community outreach, identify sites for assessment, market assessed sites, and support cleanup and reuse of sites outside Johnstown
<b>Community Foundation for the Alleghenies</b> (local philanthropy)	Steering Committee, community outreach, support cleanup and reuse, potential funder.
<b>1889 Foundation</b> (local philanthropy)	Steering Committee, leader on Johnstown Vision 2025 Together, community health funder & supporter.
<b>Johnstown Area Regional Industries</b> (two-county economic development agency)	Steering Committee, community outreach, identify sites for assessment, market assessed sites, leverage resources, and support cleanup & reuse
<b>Vision 2025</b> (community engagement and revitalization organization)	Steering Committee, community engagement lead, and key supporter on targeted brownfield revitalization efforts
<b>Johnstown Area Heritage Association</b> (non-profit historic preservation organization)	Steering Committee, community outreach, identify sites for assessment, market assessed sites, and support cleanup and reuse.
<b>Lift Johnstown</b> (nonprofit seeking to reinvent Johnstown around rivers restoration, sustainable transportation & walkability)	Steering Committee, community outreach, connect brownfields to broader sustainability goals
<b>The Coalition leader will coordinate other community organizations involved in these Johnstown-Cambria brownfield initiatives in various ways, including:</b> CamTran public transit, the Cambria County Economic Development Authority, Discovery Downtown Johnstown Partnership, the Greater Johnstown Regional Partnership, the Greater Johnstown Chamber of Commerce, the Cambria County Planning Commission, the Johnstown Housing Authority, LifePoint Health Systems, the 1889-Thomas Jefferson Center for Rural Population Health, and several local businesses, banks and financial institutions, and community environmental groups.	

**iii. Incorporating Community Input** – The current reuse and economic development plans for the Johnstown-Cambria – Vision 2025 and the Johnstown Redevelopment Strategy – were developed with high levels of community input that was integrated with the Johnstown-Cambria Brownfields Steering Committee conducting the 2016 EPA project, and composed of multiple organizational representatives and community stakeholders. Throughout its current Community-Wide Assessment grant project, Johnstown has communicated regularly with the community through workshops, direct engagement with key affected landowners and stakeholders, neighborhood gatherings, interaction with church groups, speaker’s bureaus, newsletter mailings, web sites, social media, and other communication vehicles. This will continue when Johnstown, JRA, and CRA implement a Coalition Assessment initiative.

### III. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS

#### a. DESCRIPTION OF TASKS/ACTIVITIES & OUTPUTS

Project Implementation	Schedule	Lead	Outputs
------------------------	----------	------	---------

<b>Task 1: Project Management</b> <ul style="list-style-type: none"> <li>• Convene Johnstown-Cambria Brownfields Steering Committee</li> <li>• Cooperative Agreement work plan &amp; oversight</li> <li>• Procure/manage QEP &amp; reuse team</li> <li>• Coordination with EPA &amp; PA DEP</li> </ul>	Months 1 & 2, and quarterly for 3+ years	City of Johnstown (consultant hiring with Steering Committee)	Ongoing collaborative relationships & resource leveraging; effective & compliant gameplan; compliant quarterly, final & ACRES reports; top-notch consultant team; effective relationship with EPA Region 3
<b>Task 2: Community Outreach, Engagement &amp; Marketing</b> <ul style="list-style-type: none"> <li>• Includes at least 3 community-wide workshops, plus site-specific workshops at most sites</li> </ul>	Months 4-end	City of Johnstown, Steering Committee, Partners, consultants	Awareness & support from localities, landowners, developers, affected neighborhoods & other key stakeholders
<b>Task 3: Assessments &amp; Remedial Planning</b> <ul style="list-style-type: none"> <li>• Selection of other priority sites</li> <li>• Phase I ESAs</li> <li>• Phase II ESAs</li> <li>• Remedial Plans</li> </ul>	Months 4-end	Steering Committee, individual Partners, consultant team	Additional priority sites not envisioned in 2019 potentially added; 8+ Phase I's; up to 5 Phase II's; expected 3+ remedial plans
<b>Task 4: Reuse Planning</b> <ul style="list-style-type: none"> <li>• Areawide plans</li> <li>• Reuse concept plans</li> <li>• Infrastructure upgrade evaluations</li> <li>• Resource Roadmap &amp; Leveraging Strategy</li> <li>• Site Disposition Strategies</li> </ul>	Months 6-36	Steering Committee, individual Partners, consultant team	Areawide plans for Cambria Iron Works / Center for Metal Arts; riverfronts initiative with USACE; Cresson redevelopment area; and to support Food21 initiative; new or updated reuse concept plans for high priority sites; Resource Roadmap for overall Johnstown-Cambria initiative; site disposition strategies where needed

**b. Cost Estimates**

**JOHNSTOWN-CAMBRIA COUNTY – HAZARDOUS SUBSTANCES & PETROLEUM CONTAMINATION BROWNFIELDS BUDGET**

Budget Category	Project Tasks (\$)				TOTAL
	Project Management	Community Engagement	ESAs & Remedial Planning	Reuse Planning	
Personnel <sup>1</sup>	\$10,000	\$8,000	\$3,000	\$12,000	\$33,000
Fringe Benefits @ 5%	\$500	\$400	\$150	\$600	\$1,650
Travel	\$4,500 <sup>2</sup>	\$0	\$0	\$0	\$4,500
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$500 <sup>3</sup>	\$0	\$0	\$500
Contractual (Hazardous & Petroleum)	\$30,000 <sup>4.a</sup>	\$18,000 for hazardous <sup>4.b</sup>	\$253,350 for hazardous <sup>4.c</sup>	\$160,000 for hazardous <sup>4.d</sup>	\$536,350
		\$2,000 for petroleum <sup>4.b</sup>	\$53,000 for petroleum <sup>4.c</sup>	\$20,000 for petroleum <sup>4.d</sup>	
Other <sup>1</sup> (subgrant to each Coalition partner @ \$12k each)	\$24,000	\$0	\$0	\$0	\$24,000
<b>Total Direct Costs</b>	<b>\$69,000</b>	<b>\$28,900</b>	<b>\$309,500</b>	<b>\$192,600</b>	<b>\$600,000</b>

Indirect Costs	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$69,000</b>	<b>\$28,900</b>	<b>\$309,500</b>	<b>\$192,600</b>	<b>\$600,000</b>

<sup>1</sup>Compensation for direct time for Johnstown-Cambria County & each of 4 Coalition Partner's staff  
<sup>2</sup>\$1,000 each for two Coalition staffpersons' travel/lodging to 2 National Brownfield Conferences; plus estimated 862 miles of County staff in-county-driving x \$0.58=\$500  
<sup>3</sup>Fliers, posters, butcher paper, and other materials for community outreach & engagement  
<sup>4.a</sup>Estimated 200 hours x \$150/hour for consultant project management support over three years  
<sup>4.b</sup>Estimated 267 hours x \$75/hour for consultant outreach support over three years  
<sup>4.c</sup> 8 Phase I's (including 1 petroleum) at average \$3,500 (\$28k); 5 Phase II's (including one petroleum) at average \$20,000 (\$100k); 3 remedial plans at average \$59,450 (\$178.350)  
<sup>4.d</sup> 4 areawide plans at \$22,500 including one petroleum at Cresson Township gas station sites (\$90k); 4 concept plans at \$15,000 each (\$60k); 1 overall Resource Roadmap at \$10,000; \$20,000 for infrastructure and site disposition strategies

**c. MEASURING ENVIRONMENTAL RESULTS** – The City of Johnstown and Cambria County will measure environmental progress. An established work plan, to be approved by EPA, will help to guide project outputs and outcomes. The project manager will evaluate progress based upon milestones identified in the work plan and will manage and measure these internally. This will provide for the expenditure of grant funds in a timely and efficient manner. Data will be regularly entered into ACRES.

**IV. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE**

**a. PROGRAMMATIC CAPABILITY / i. Organizational Structure** – The City of Johnstown, the Johnstown Redevelopment Authority, and Cambria County Redevelopment Authority have a successful track record of cooperatively managing grant funds and community projects, helped by detailed work plans, clear goals, and key input from the community. Indeed, the three project leads on this effort John Dubnansky, Melissa Komar, and Renee Daly have been working arm-in-arm on community revitalization for many years. Initial meetings with cooperation and participation from the coalition will establish goals, responsibilities, and performance measures. To ensure a timely and on-schedule project, performance updates will be reported by coalition members and staff involved with the brownfield projects will meet regularly with key partners. The three coalition members have an established partnership already from their collaborative management of the 2016 EPA Assessment grant. The City of Johnstown will serve as project manager, with JRA and CRA serving as key project leads. The City will manage all grants compliance and reporting functions and assure that the other parties to the MOA comply with grant requirements. The City will also play a lead or key supporting role in all brownfield projects within the City limits of Johnstown and will provide support for brownfield projects conducted in Cambria County. JRA will serve as key project lead for brownfield projects within its ownership, jurisdiction, and/or primary control in collaboration with the City and will further provide support for brownfield projects conducted in Cambria County. CRA will serve as key project lead for brownfield projects in Cambria County and its municipalities, outside the City limits of Johnstown, and will provide support to the City and JRA on brownfield projects within Johnstown.

**ii. Description of Key Staff** – Johnstown, JRA, and CRA each have highly qualified staff and experience to manage and implement the EPA Coalition Assessment grant. John Dubnansky, Director of Community & Economic Development since September 30, 2019, is the project lead on this application for the City of Johnstown. Mr. Dubnansky has 22 years of experience in securing and managing more than 200 grants totaling over \$20 million in Cambria County as the Cambria County Grants Facilitator in the fields of transportation, economic development, property

tax assessment, technology use and development, criminal justice, business plan development, and strategic planning. Melissa Komar, Executive Director, is the project lead for the Johnstown Redevelopment Authority. She has extensive experience as the previous City Manager and Assistant City Manager for Community & Economic Development for the City of Johnstown. Renee Daly, Executive Director, is the project lead for the Cambria County Redevelopment Authority. She has previously served as the Director of Community & Economic Development and Economic Development Coordinator for the City of Johnstown, where she managed the City's 2016 EPA Brownfield Assessment grant. After she joined CRA, she again led the management of the 2016 EPA Brownfield Assessment grant under an MOU between the Johnstown and CRA.

**iii. Acquiring Additional Resources** – The coalition will be helped by members of the Steering Committee and additional resources previously identified in the Johnstown Redevelopment Strategy and supported by the Johnstown Vision 2025 Together Task Force. The City of Johnstown is also a finalist in the late stages for an EPA Local Foods, Local Places award that will help the Food21 project find a suitable brownfield sites for its innovative urban agriculture pilot.

## **b. PAST PERFORMANCE & ACCOMPLISHMENTS**

### **i. Currently Has or Previously Received an EPA Brownfields Grant**

**1. Accomplishments** – Johnstown and Cambria County have made substantial progress in assessment, cleanup, and reuse efforts with previous EPA funding assistance. These past awards have aided Johnstown in moving important sites into redevelopment, including the Center for Metal Arts, which occupies the former Cambria Iron Works site and is a world-renowned metalworking center that will spur economic development in Johnstown for years to come.

In 2016, the **City of Johnstown** secured a \$400,000 EPA Brownfields Community-Wide Assessment grant, which the community has used to make significant progress on the assessment and redevelopment of brownfield properties. The project was delivered successfully and in full compliance, but Johnstown had to ask for (and received) a one-year extension on the project period, due primarily to significant personnel changes in the municipality. The City also secured and effectively utilized an EPA Assessment grant in 2003. **The Johnstown Redevelopment Authority** has secured and effectively utilized five EPA brownfield grants over more than two decades. JRA has been awarded four EPA Assessment grants (1998, 2004, 2007, and 2009) and two EPA Brownfields Cleanup grants (2004 and 2008). These resources helped JRA to assess, remediate, secure PADEP Act 2 completion, and revitalize a significant portion of the Cambria Iron Works complex (into the Center for Metal Arts), the idled Johnstown Corporation factory, the Johnstown Urban Industrial Park, and other properties. JRA has also successfully secured and deployed PA DEP and PA Department of Commerce & Economic Development Resources towards community redevelopment projects. **Cambria Redevelopment** also successfully managed a 2008 EPA Community-Wide Assessment grant.

**2. Compliance with Grant Requirements** – Johnstown, JRA, and CRA have exemplary records of complying with EPA grant requirements. As shown in the EPA Automated Standard Proposal for Payments Report (ASAP Report) dated October 24, 2019, Johnstown has drawn down \$286,199 in grant funds, representing 72% of its current cooperative agreement.

**Johnstown-Cambria have established an ambitious vision for progress and community transformation, and we are excited about moving it into action with continued EPA partnership!**

# CITY OF JOHNSTOWN, PA

## ASSESSMENT COALITION THRESHOLD CRITERIA

**Name of Applicant:** The City of Johnstown, Pennsylvania is the lead applicant, with Coalition Partners the Johnstown Redevelopment Authority and the Cambria County Redevelopment Authority.

### **1. Applicant Eligibility**

All three Coalition members are eligible entities for EPA Assessment funding:

- a.) Founded in 1770, the City of Johnstown is an eligible entity as a unit of local government under the laws of the Commonwealth of Pennsylvania.
- b.) Founded in 1945 under the Commonwealth of Pennsylvania's Urban Redevelopment Authorities Act, the Johnstown Redevelopment Authority is a unit of local government, and constitutes a separate legal entity under Pennsylvania and municipal law from the City of Johnstown.
- c.) The Cambria County Redevelopment Authority is a unit of local government under PA's Urban Redevelopment Authorities Act of 1945.

The two Coalition partners Johnstown Redevelopment Authority and Cambria County Redevelopment Authority both submit executed letters of agreement to the City of Johnstown, agreeing to be part of the Assessment Coalition. Further, this application attaches an existing Memorandum of Understanding for brownfield grant cooperation between the City of Johnstown and Johnstown Redevelopment Authority, and also a draft Memorandum of Agreement among all three entities that is agreed upon by the parties, and will be officially adopted by their respective council/boards when EPA awards the Coalition Assessment grant.

### **2. Community Involvement**

Johnstown recognizes the key role of community engagement in project success, and has conducted robust engagement of citizens, neighborhoods, key organizations, and other stakeholders over the past three years as Johnstown sought, obtained and has implemented its current EPA Community-Wide Assessment grant. This engagement, which has fully involved and been led by all three of the Coalition Partner entities here, has included:

- Johnstown has formed a “**Brownfields Steering Committee**” representing 11 entities which has guided and overseen community brownfields efforts, provided key input for the creation of a brownfields inventory with 37 sites, helped secure property access for assessment, and played robust roles in reuse planning. Steering Committee members included the City of Johnstown Department of Community & Economic Development, the Johnstown Redevelopment Authority, Cambria County Redevelopment Authority, Vision 2025, Johnstown Area Regional

Industries, the Johnstown Area Heritage Association, the Cambria County Planning Department, the Greater Johnstown Regional Partnership, the Community Foundation for the Alleghenies, the 1889 Foundation, Pittsburgh Gateways, the Commonwealth of Pennsylvania Department of Community & Economic Development, the Johnstown Community Blight Elimination Task Force, the Foundation for Pennsylvania Watersheds, the Conemaugh Valley Conservancy, Saint Francis University, the U.S. Army Corps of Engineers, the Johnstown Redevelopment Strategy team, and the Pennsylvania Department of Environmental Protection, with involvement by other entities on occasion and as needed. This Steering Committee will continue, and likely be expanded to incorporate additional Cambria County stakeholders outside of Johnstown, when the community implements this requested Coalition grant officially involving Cambria County.

- The **Johnstown Vision 2025** initiative was launched in Johnstown in 2015, sponsored by the Community Foundation for the Alleghenies and other partners, who recruited the “Remaking Cities Institute” at Carnegie-Mellon University to launch “Vision 2025”, an ongoing, community-driven endeavor to create united neighborhoods, remove blight and brownfields, restore Johnstown's rivers, promote community gardens, expand greenspace and trails, revitalize downtown, and re-energize Johnstown with renewable and efficient energy approaches. <https://johnstown25.com/>. Vision 2025 has created ongoing “capture teams” of stakeholders to promote community engagement and collaboration, including one dedicated to blight and brownfields removal. Johnstown Vision 2025 is an ongoing endeavor, and will continue to engage citizens on brownfields and blight elimination as the Johnstown community implements this requested Coalition Assessment grant.
- In 2018, Governor Tom Wolf and several state agencies joined with Johnstown to launch the “**Johnstown Redevelopment Strategy**”, to craft a consensus community plan for its most important projects, and a strategy for leveraging resources to accomplish these goals. Among the highest priorities and catalytic projects are key brownfields cleanup and revitalization projects, including at the Center for Metal Arts, the rivers revitalization project, and the cleanup of the mine-scarred land at the Inclined Plane and the proposed Sliver Park. From this endeavor, finalized and launched for implementation in June 2019, Johnstown has created a “Johnstown Vision 2025 Together” task force that will seek to keep the community engaged in these efforts, which will enable Johnstown to continue to engage brownfield stakeholders when EPA awards a Coalition Assessment grant.

Throughout the current Community-Wide Assessment grant project, Johnstown has communicated regularly with the community through workshops, direct engagement with key affected landowners and stakeholders, neighborhood gatherings, interaction with church groups, speaker’s bureaus, newsletter mailings, web sites, social media, and other communication vehicles. This engagement will continue when Johnstown-Cambria implement a Coalition Assessment initiative.

Community partners include:

<b>Organization</b>	<b>Brief Description</b>	<b>Project Roles &amp; Commitments</b>
Neighborhood Associations	Cambria City, Central Business District, Hornerstown, Morrellville/Oakhurst, Moxham Renaissance, Roxbury, Cresson Township, Franklin Borough, and other neighborhood groups	Steering Committee, outreach to residents, identify sites for assessment, and support cleanup and reuse
Johnstown	City’s economic development	Coalition Partner, Steering Committee,

Redevelopment Authority	entity, experience public entity involved in brownfields revitalization, owner of potential target sites	community outreach, site selection and involvement of sites in process
Cambria County Redevelopment Authority	Regional community development organization	Coalition Partner, Community outreach, identify sites for assessment, market assessed sites, and support cleanup and reuse
Community Foundation for the Alleghenies	Local philanthropy	Steering Committee, community outreach, support cleanup and reuse, and potential funder
1889 Foundation	Local philanthropy	Steering Committee, leader on Johnstown Vision 2025 Together, community health funder and supporter
Johnstown Area Regional Industries	Two-county economic development agency	Steering Committee, community outreach, identify sites for assessment, market assessed sites, and support cleanup and reuse, connecting brownfields initiative with broader IMCP advanced manufacturing and POWER coal-sector diversification initiatives
Vision 2025	Community engagement and revitalization organization	Steering Committee, community engagement lead, key supporter on targeted brownfield revitalization efforts
Johnstown Area Heritage Association	Non-profit historic preservation organization	Steering Committee, community outreach, identify sites for assessment, market assessed sites, and support cleanup and reuse
Lift Johnstown	Partnership of community groups seeking to “reinvent” Johnstown, particularly around restoration of rivers as heritage tourism assets, and sustainable transportation and walkability approaches	Steering Committee, community outreach, identify sites for assessment, and support cleanup and reuse
CamTran	Public transportation provider, owner of one key site	Steering Committee, community outreach, identify sites for assessment, and support cleanup and reuse
1 <sup>st</sup> Summit Bank	Community financial institution	Steering Committee, community outreach, and support cleanup and reuse
JWF Industries	Manufacturer of metal products	Steering Committee, community outreach, identify sites for assessment, and support cleanup and reuse, connecting brownfields initiative with IMCP advanced manufacturing activities
Cambria County Economic Development Authority	Organization that supports regional economic development activities	Community outreach, identify sites for assessment, market assessed sites, and support cleanup and reuse
Cambria County	Regional planning entity	Community outreach, identify sites for

Planning Commission		assessment, market assessed sites, and support cleanup and reuse
Discover Downtown Johnstown Partnership	Non-profit that supports downtown revitalization	Community outreach, identify sites for assessment, market assessed sites, and support cleanup and reuse
Greater Johnstown Chamber of Commerce	Business organization	Conduct to businesses, identify sites for assessment, market assessed sites, and support cleanup and reuse
Johnstown Housing Authority	Public housing agency for the region	Outreach to residents and identify sites for assessment
LifePoint Health Systems	Health provider	Provide health technical assistance and conduct community outreach
Local Businesses and Developers	Cambria Industrial Development LLC, CCN Properties LLC, and Johnstown Environmental Management Corporation	Identify sites for assessment, market assessed sites, and support cleanup and reuse
Local Environmental Groups	Greater Johnstown Watershed Association, Little Conemaugh River Watershed Association, Stonycreek-Conemaugh River Improvement Project, and Conemaugh Valley Conservancy	Community outreach and identify sites for assessment

3. **Expenditure of Assessment Grants:** In 2016, the City of Johnstown entered into EPA Cooperative Agreement # BF96349001, for \$400,000 in Community-Wide Assessment funding. As shown in the attached EPA Automated Standard Proposal for Payments Report (ASAP Report) dated October 24, 2019, Johnstown has drawn down \$286,199 in grant funds, representing 72% of its current cooperative agreement.

4. **Site Eligibility and Property Ownership Eligibility**

N/A. The City of Johnstown is seeking EPA Assessment Coalition funding.



# Johnstown Redevelopment Authority

MSGR. RAYMOND BALTA  
Chairman

416 Main Street  
Suite 200  
Johnstown, PA 15901

MELISSA KOMAR  
Executive Director

MARK PASQUERILLA  
Vice Chairman

814-535-6564  
Fax: 814-535-6567

CHERYL A. KRESTAR  
Sewage Operations Manager

November 29, 2019

John Dubnansky  
Director  
Community & Economic Development  
City of Johnstown, PA

**Re: Johnstown Redevelopment Authority Commitment to Brownfield Assessment Coalition**

Dear John:

I write on behalf of the Johnstown Redevelopment Authority (JRA) to wholeheartedly commit JRA as part of the Johnstown-Cambria Brownfield Assessment Coalition, including Coalition efforts that will take place under a U.S. Environmental Protection Agency Brownfield Assessment Coalition grant which the City of Johnstown is now seeking as a lead applicant.

JRA and the City of Johnstown have worked hand-in-hand together on brownfield assessment, cleanup and revitalization for 20+ years now, including under the EPA Assessment grant awarded to the city from EPA in 2016. We both serve on the Johnstown-Cambria Brownfields Task Force, and we are working on several individual brownfield revitalization projects right now. JRA intends to continue this brownfield collaboration with the city, and with our mutual partner the Cambria County Redevelopment Authority. If Johnstown receives the EPA Coalition grant, I full intend and expect JRA's Board of Directors to official adopt the Memorandum of Agreement, attached, which has been drafted to further enhance our collaborative efforts on brownfields with the city and county.

Thank you for the opportunity to continue our important community revitalization partnership.

Sincerely,

Melissa Komar  
Executive Director  
Johnstown Redevelopment Authority

cc: Renee Daly, Cambria County Redevelopment Authority

Attachment (Draft MOA)

GEORGE D. RAPTOUSH, Esq.  
SOLICITOR

RENEE K. DALY  
EXECUTIVE DIRECTOR

THOMAS C. CHERNISKY  
B.J. SMITH

MARK J. WISSINGER  
CAMBRIA COUNTY COMMISSIONERS

# Cambria County Redevelopment Authority

401 Candlelight Drive – Suite 209  
Ebensburg, Pennsylvania 15931

Phone 814 - 472-6711  
TDD 711  
FAX 814 - 471-0466

SAMUEL A. PICCIONI  
CHAIRMAN

RAYMOND C. GUZIC, JR.  
VICE CHAIRMAN

JOSEPH A. VARGO, III  
SECRETARY

BRADFORD G. BEIGAY  
TREASURER

MARK J. WISSINGER  
ASST. SECRETARY/TREASURER

November 29, 2019

City of Johnstown  
Attention: Mr. John Dubnansky  
401 Main Street  
Johnstown, PA 15901

## Re: Redevelopment Authority of Cambria County Commitment to Brownfield Assessment Coalition

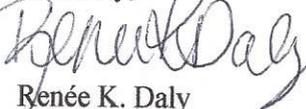
Dear Mr. Dubnansky,

I write on behalf of the Redevelopment Authority of Cambria County (RACC) to commit the RACC to join as part of the Johnstown-Cambria Brownfield Assessment Coalition, including Coalition efforts that will take place under a U.S. Environmental Protection Agency Brownfield Assessment Coalition grant, which the City of Johnstown is now seeking as the lead applicant.

With the RACC and the City of Johnstown working hand-in-hand together on brownfield assessment, cleanup and revitalization efforts, including under the EPA Assessment grant awarded to the city from EPA in 2016, it is only natural for us to partner under the Brownfield Assessment Coalition grant. As part of the RACC and City of Johnstown Memorandum of Understanding (attached) for the management of the 2016 Assessment Grant, we both serve on the Johnstown-Cambria Brownfields Task Force, and we are collaborating on many individual brownfield revitalization projects. RACC intends to continue this brownfield collaboration with the city, and with our mutual partner, the Johnstown Redevelopment Authority. If Johnstown receives the EPA Coalition grant, I full intend and expect RACC's Board of Directors to officially adopt a new and expanded Memorandum of Agreement, attached, which has been drafted to further enhance our collaborative efforts on brownfields with the city and county.

Thank you for the opportunity to continue our important community revitalization partnership.

Sincerely,



Renée K. Daly  
Executive Director  
Redevelopment Authority of Cambria County

cc: Melissa Komar, Johnstown Redevelopment Authority

Attachments (Existing MOU; Draft MOA)

# ***JOHNSTOWN-CAMBRIA BROWNFIELD***

## ***REVITALIZATION PARTNERSHIP***

### **MEMORANDUM OF AGREEMENT AMONG THE CITY OF JOHNSTOWN, THE JOHNSTOWN REDEVLEOPMENT AUTHORITY, AND THE CAMBRIA COUNTY REDEVLEOPMENT AUTOHRITY**

This Memorandum of Agreement (“MOA”) is meant to confirm and boost the established partnership for the clean-up and revitalization of brownfields and blighted areas in the greater Johnstown PA community, among the City of Johnstown, the Johnstown Redevelopment Authority (“JRA”), and the Cambria County Redevelopment Authority (“CRA”). The three parties will continue to conduct this ongoing partnership and, if the parties secure a “Brownfields Assessment Coalition Grant” from the U.S. Environmental Protection Agency (“EPA”) in 2020, will seek resolutions for our respective council/boards to officially adopt this MOA on a going forward basis.

- 1.) **City of Johnstown:** The City of Johnstown, PA is a unit of local government with a rich history and mighty manufacturing background, which has been challenged in recent decades by industrial decline and transition, significant blight and numerous brownfields, and pervasive poverty. In 2016, the City secured a \$400,000 EPA Brownfields Community-Wide Assessment grant, which the Johnstown community has used to make significant progress on the assessment and redevelopment of brownfield properties. The City also secured and effectively utilized an EPA Assessment grant in 2003.

The City’s Director of Community & Economic Development, John Dubnansky, will be the project manager for this brownfield revitalization MOA, building on 22 years of experience in securing and managing more than 200 grants in Cambria County in the fields of environmental improvements, economic development, transportation, technology deployment and other key areas.

The contact information for the City of Johnstown is:

John Dubnansky  
Director of Community & Economic Development  
City of Johnstown  
City Hall  
401 Main Street  
Johnstown PA 15901  
814.536.8616  
[JDubnansky@cojtn.com](mailto:JDubnansky@cojtn.com)

- 2.) **Johnstown Redevelopment Authority:** The Johnstown Redevelopment Authority is an independent local governmental unit that was incorporated by the City of Johnstown following World War II, pursuant to the Commonwealth of Pennsylvania's Urban Redevelopment Authorities Act of 1945. JRA's mission is to eliminate blighted and abandoned areas for residential, recreational, commercial and industrial reuse, and to provide a suitable living environment as well as adequate employment opportunities for the citizens of Johnstown. JRA undertakes urban renewal and the continued revitalization and economic diversification of the City of Johnstown, using unified public and private partnerships while engaging citizens in a community vision for growth.

JRA has secured and effectively utilized EPA brownfield grants for more than two decades. In 1998, JRA secured its first of five (5) EPA assessment grants (1998, 2004, 2007 & 2009), and has also secured and utilized EPA Brownfields Cleanup (2004 and 2008) and EPA Cleanup RLF grants (2007). These resources have helped JRA assess, remediate, secure PADEP Act 2 completion, and revitalize a significant portion of the Cambria Iron Works complex, the idled Johnstown Corporation factory, the Johnstown Urban Industrial Park, and other properties. JRA has also successfully secured and deployed PA DEP and PA Department of Commerce & Economic Development Resources toward community redevelopment projects.

JRA's Executive Director Melissa Komar will serve as the project lead for this brownfields revitalization MOA, building from experience as the City Manager and Assistant City Manager for Community & Economic Development for the City of Johnstown.

The contact information for the Johnstown Redevelopment Authority is:

Melissa Komar  
Executive Director  
Johnstown Redevelopment Authority  
416 Main Street  
Johnstown PA 15901  
814.535.5564  
[MKomar@johnstown-redevelopment.org](mailto:MKomar@johnstown-redevelopment.org)

- 3.) **Cambria County Redevelopment Authority:** The Cambria County Redevelopment Authority administers the Community Development Block Grant program for Cambria County, and assists municipalities in the application and administration of various housing and community development programs including the rehabilitation of substandard housing units, the construction of public facilities, recreation, the demolition of vacant and neglected structures, and brownfields development. In 2008, CRA secured and effectively utilized an EPA Brownfield Assessment grant to boost redevelopment in Cambria County. CRA's Executive Director Renee Daly will serve as the project lead for this brownfield revitalization MOA, building on her experience as the Director of Community & Economic Development and Economic Development Coordinator for the City of Johnstown. While serving in the City of Johnstown, Ms. Daly managed the 2016 EPA Brownfield Assessment grant and, after she joined CRA, she again led the management of that 2016 EPA grant, under an MOU between the City of Johnstown and CRA.

The contact information for the Cambria County Redevelopment Authority is:

Renee Daly  
Executive Director  
Cambria County Redevelopment Authority  
Human Services Building  
401 Candlelight Drive, Suite 209  
Ebensburg, PA 15931  
814.472.6711  
RDaly@co.cambria.pa.us

- 4.) **Established & Ongoing Brownfields Coordination:** The three parties will continue their ongoing collaboration and coordination on the assessment, cleanup, and redevelopment of brownfields and blighted properties within the City of Johnstown, and in Cambria County to foster regional and community progress. This includes a joint application for EPA Brownfield Assessment Coalition grant funding submitted in late 2019.
- 5.) **EPA Cooperative Agreement:** On \_\_\_\_\_ EPA awarded a Cooperative Agreement to the Lead Coalition member the City of Johnstown, PA. The grant period is October 1, 20## through September 30, 20##. The City of Johnstown will serve as the Project Manager, and is responsible to EPA for management of the cooperative agreement and compliance with the statutes, regulations, and terms and conditions of the award, and ensuring that all members of the coalition are in compliance with the terms and conditions.
- 6.) **Timely Information:** It is the responsibility of the City of Johnstown to provide timely information to the other Coalition Partners regarding the management of the cooperative agreement and any changes that may be made to the cooperative agreement over the period of performance.
- 7.) **City of Johnstown as Project Manager, with JRA & CRA as Key Project Leads:** The management and use of any EPA Brownfield Assessment Coalition grant secured by joint application of the parties will be managed by lead grant applicant the City of Johnstown. In that role, the City will manage all grants compliance and reporting functions, and assure that the other parties to the MOA comply with grant requirements. The City will also play a lead or key supporting role in all brownfield projects within the City limits of Johnstown, and will provide support for brownfield projects conducted in Cambria County.

JRA will serve as key project lead for brownfield projects within its ownership, jurisdiction, and/or primary control within the City of Johnstown in collaboration with the City, and will further provide support for brownfield projects conducted in Cambria County.

CRA will serve as key project lead for brownfield projects in Cambria County and its municipalities, outside the City limits of Johnstown, and will further provide support to the City and JRA on brownfield projects without Johnstown.

The 2018 Memorandum of Understanding between the City of Johnstown and the Cambria County Redevelopment Authority, under which the entities coordinated and co-managed the

2016 EPA Assessment grant, is attached to this new MOA, which builds upon that previous MOU and intergovernmental coordination.

- 8.) **Johnstown-Cambria Brownfields Task Force:** The Johnstown community has an established Johnstown-Cambria Brownfields Task Force, composed of multiple organizational representatives and community stakeholders including the three parties to this MOA, which has fostered community engagement and collaboration on brownfield revitalization efforts under the 2016 EPA Assessment initiative. That Task Force will be continued under this MOA agreement.
- 9.) **Efficient & Coordinated Use of Resources:** The parties to this MOA will continue to coordinate for the efficient and effective use of resources to promote brownfields revitalization in the greater Johnston community, including the leveraging of staff time and resources of the three entities, coordination on community outreach and engagement, and the coordinated and/or joint use of consulting resources.
- 10.) **Brownfield Activities:** Activities funded through the EPA cooperative agreement may include inventory preparation, site selection criteria development, assessments, planning (including cleanup planning) relating to brownfield sites, and outreach materials and implementation, and other eligible activities. The City of Johnstown may retain consultant(s) and contractors under 2 CFR 200.317-326 to undertake various activities funded through the cooperative agreement and may award subgrants to other coalition members under 2 CFR 200.330 for assessment projects in their geographic areas. Subgrantees are accountable to the City of Johnstown for proper expenditure of funds.
- 11.) **Procurement of Consultants:** The City of Johnstown as Lead Coalition Member will procure the consultant(s) in compliance with 2 CFR 200.317-326 requirements. The City of Johnstown will use a Request for Proposals or Request for Qualifications method for procurement, and will be the entity responsible for receipt of the submitted proposals and selection and award of contracts. The City of Johnstown will consult with other coalition members in making selections of consultants and contractors and negotiating the terms of agreements. The parties may utilize consultants previously procured in compliance with this provision.
- 12.) **Site Selection:** The City of Johnstown, in consultation with the Coalition Partners, will work to develop a site selection process based on agreed upon factors and will ensure that a minimum of five sites are assessed over the life of the cooperative agreement. Selected sites will be submitted to EPA for prior approval to ensure eligibility. Note: Lead Coalition member and each of the Coalition Partners may agree upon a minimum number of sites assessed per member at the start of the cooperative agreement to ensure equitable distribution of funds across all members' jurisdictions.
- 13.) **Implementation of assessment activities:** Upon designation of the specific sites, it will be the responsibility of the City of Johnstown to work with the coalition member in whose geographic area the site is located to finalize the scope of work for the consultant or contractor. It will be the responsibility of this member to obtain all required permits,

easements, and/or access agreements as may be necessary to undertake assessments at the selected site. If this member does not have the capacity to perform these activities, the City of Johnstown may assist in securing necessary site access agreements and permits.

14.) **Implementation of other activities:** The City of Johnstown is responsible for ensuring that other activities as negotiated in the work plan, such as community outreach and involvement, are implemented in accordance with a schedule agreed upon by the City of Johnstown and the coalition member in whose geographic area the site to be assessed is located.

15.) **Official Adoption of MOA:** The terms and aspirations of this MOA has been the guiding approach to brownfields collaboration among the three parties over many years. The parties intend to seek official adoption of this MOA by their governing council/boards, should the City of Johnstown and its co-applicant partners JRA and CRA receive a 2020 EPA Brownfields Assessment Coalition grant.

Signed and agreed this \_\_\_\_ day of \_\_\_\_\_, 2020 by the parties:

\_\_\_\_\_  
John Dubnansky  
Director of Community & Economic Development  
City of Johnstown

\_\_\_\_\_  
Melissa Komar  
Executive Director  
Johnstown Redevelopment Authority

\_\_\_\_\_  
Renee Daly  
Executive Director  
Cambria County Redevelopment Authority

**SENSITIVE BUT UNCLASSIFIED**  
**Automated Standard Application for Payments**  
**ACCOUNT DETAIL PROFILE INQUIRY**

---

ALC/Region : 68128933/  
Recipient ID : 4210762  
Account ID : BF96349001

Short Name : LVFMC  
Short Name : Johnstown

---

Account Type : Control Account  
Account ID : BF96349001  
Description : BROWNSFIELD ASSESSMENT Available Balance : \$113,801.50  
Total Cumulative Draw Limit : \$0.00

Account Detail ID	Account Status	Cumulative Draw Limit	Cumulative Draws/BE/RP To Date
G300NY00 HAZARDOUS	Open	\$0.00	-\$142,426.93
G300OR00 PETROLEUM	Open	\$0.00	-\$143,771.57

**JOHNSTOWN-CAMBRIA PA BROWNFIELDS COALITION  
PROGRAM/PROJECT CONGRESSIONAL DISTRICTS**

PA-013

PA-015

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="12/03/2019"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="City of Johnstown, Pennsylvania"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/>	* c. Organizational DUNS: <input type="text" value="0982107190000"/>	
<b>d. Address:</b>		
* Street1:	<input type="text" value="401 Main Street"/>	
Street2:	<input type="text"/>	
* City:	<input type="text" value="Johnstown"/>	
County/Parish:	<input type="text"/>	
* State:	<input type="text" value="PA: Pennsylvania"/>	
Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:	<input type="text" value="15901-1809"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mr ."/>	* First Name:	<input type="text" value="John"/>
Middle Name:	<input type="text"/>	
* Last Name:	<input type="text" value="Dubnansky"/>	
Suffix:	<input type="text"/>	
Title:	<input type="text"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(814) 536-8616"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="jdubnansky@cojtn.com"/>		

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Environmental Protection Agency

**11. Catalog of Federal Domestic Assistance Number:**

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

**\* 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-19-05

\* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Johnstown-Cambria PA Brownfields Coalition

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed: