

TO BE PLACED ON CITY LETTERHEAD

DRAFT EPA BROWNFIELD CLEAN UP

NOTE: This draft application exceeds the page limitation of the EPA Brownfield CleanUp Grant Application. In an effort to ensure the public’s understanding of the information contained herein, more details are being provided. Note this application will be modified for submission.

We solicit your feedback regarding this draft application. Comments should be sent to info@chdcmd.org. All emails must include **EPA Brownfield Clean Up Grant** in the subject line. The Public Meeting will be held virtually on November 7th, 2024 at 5:30. Please refer to the Cherry Hill Development Corporation website www.chdcmd.org for login credentials after November 4, 2024.

Information Sheet

1. Applicant Identification: The Mayor and City Council of Baltimore and its Office of Sustainability
2. Website: <https://www.baltimoresustainability.org/>
3. Funding Requested:
 - a. Grant Type: Clean Up
 - b. Federal Funds Requested \$1,595,271 (*placeholder, subject to change waiting on cost estimates*)
4. Location: Cherry Hill, Baltimore, MD 21225
Provide the a) city, b) county, and c) state or reservation, Tribally owned lands, Tribal fee lands, etc., of the brownfields property(ies).
5. Property Information: 844 Roundview Road Cherry Hill, Baltimore, MD 21225
6. Contacts: Ava Richardson
Sustainability Director
Department of Planning, Office of Sustainability
417 E. Fayette St., 8th Floor | Baltimore, MD 21202
Phone: 410-396-8360
7. Population: 585,693, per 2020 Census for The City of Baltimore.
8. **Other Factors**

Other Factors	Page #
Community population is 15,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The proposed brownfield site(s) is impacted by mine-scarred land.	NA

Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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).	N/A
The proposed site(s) is in a federally designated flood plain.	NA
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	NA

9. **Releasing Copies of Applications:** Not applicable.

1. Project Area Description and Plans For Revitalization

Target Area and Brownfields

1.a.i. Overview of Brownfield Challenges and Description of Target Area: The target area for this project is Cherry Hill, a historically underserved and economically distressed neighborhood in Baltimore, Maryland, comprising Census Tracts 2502.03, 2502.04, and 2502.07. Located just 3.3 miles from downtown Baltimore, Cherry Hill is an isolated African American community bordered by Waterview Avenue/Hanover Street to the north, the Patapsco River to the southeast, the Baltimore and Ohio Railroad to the west, and the city's boundary to the southwest. With a poverty rate of 40.7% and a population that is 94.7% African American, Cherry Hill has long faced significant socio-economic challenges. It was originally designated by city officials in the 1940s as a segregated community for African American war workers due to its isolation, proximity to industrial uses, polluted waters, and environmental hazards, such as the city's incinerator. Over the decades, Cherry Hill evolved into the nation's first "Negro suburb" and eventually developed the highest concentration of public housing for African Americans along the East Coast.

Environmental concerns at the Patapsco Elementary School site present a serious barrier to redevelopment. A Phase I Environmental Site Assessment conducted in August 2024 revealed the presence of a historic 10,000-gallon underground storage tank (UST) used for heating oil. According to the Maryland Department of the Environment (MDE), the UST was closed in place in 2000; however, a release of contaminants to the environment occurred during the closure, with no record of cleanup activities. Soil samples collected during the assessment showed elevated levels of Total Petroleum Hydrocarbons-Diesel Range Organics (TPH-DRO) between 4,000 and 5,500 mg/kg, far exceeding MDE Non-Residential Cleanup Standards of 620 mg/kg and 230 mg/kg for Residential Cleanup Standards, indicating the UST as a recognized environmental condition on the property. The Phase I report also mentioned the presence of lead based paint and asbestos containing material in the building with no risk of outdoor release.

A Phase II Environmental Site Assessment is recommended to provide further characterization of the site and support the application to the Maryland Voluntary Cleanup Program. This assessment will include the collection and analysis of surface and subsurface soil samples for specific contaminants, groundwater samples for volatile organic compounds (VOCs), and soil gas samples for VOCs. The assessment will also guide the site's future residential and commercial redevelopment to conduct further assessments as advised.

This grant will fund all remediation efforts to include the creation of a remediation plan, remediation activities at the site, the setup of an Advisory Committee for the selection of qualified third party professionals, as well as a comprehensive community engagement process to ensure that all contaminants are properly managed. By investing in the cleanup of this historic education site, the project will unlock its potential for a future mixed-use development, which will include a mixed income apartment community and an adult learning center. The successful remediation and redevelopment of the Patapsco Elementary School site will not only improve

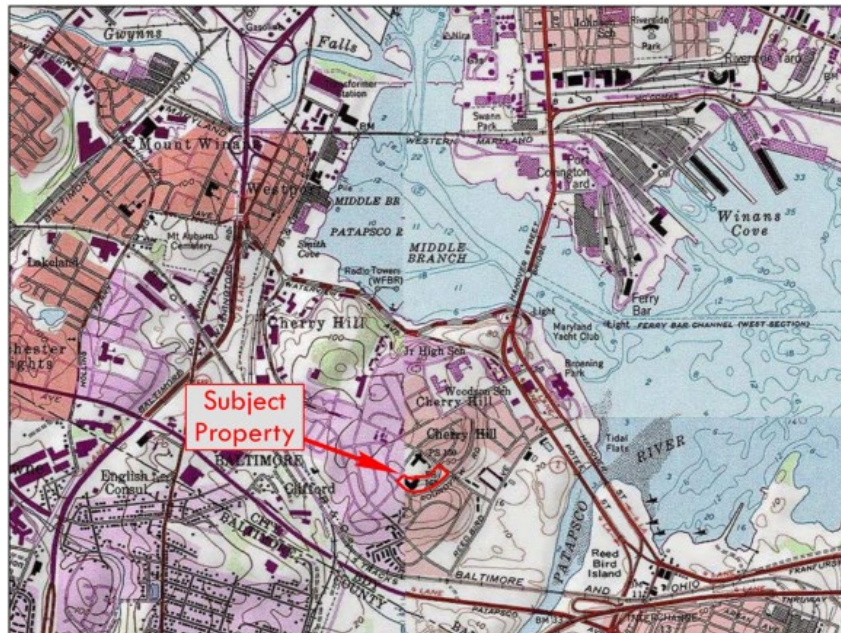
environmental health in Cherry Hill but also serve as a catalyst for further private and public investment, promoting long-term revitalization and economic growth in the neighborhood. To ensure the reuse strategy for the site comes to fruition, the City of Baltimore has selected a qualified development team consisting of the Cherry Hill Development Corporation (CHDC), a community based non-profit and Kairos Development, LLC (KD) a certified M/WBE real estate developer to complete the project. The City of Baltimore executed a Land Disposition Agreement (LDA) with CHDC on May 10, 2023.

1.a.ii. Description of the Proposed Brownfield Site(s): The proposed grant focuses on addressing historical challenges through the remediation and redevelopment of the former Patapsco Elementary School site, a 5.1-acre blighted property at 844 Roundview Road. Once a K-8 educational institution, the school closed in 2014 due to severe site and building deficiencies. A 2011 Facility Conditions Assessment by Baltimore City Public Schools revealed extensive issues, with repair costs exceeding \$7.8 million for the building and \$1.8 million for the site. The report cited deferred maintenance, functional deficiencies, code violations, and ADA noncompliance.

From 2019 to 2024, the site was repurposed to house the Maryland Adult High School and serve as office space for nonprofit organizations. However, the building's HVAC and plumbing systems failed, leading to the school's closure and the transition of the Adult High School to a virtual format during the COVID-19 pandemic. This left the property underutilized.

The Patapsco Elementary School site is one of only two vacant properties owned by the City of Baltimore in Cherry Hill, making it a prime candidate for redevelopment. In contrast, over one-third of Cherry Hill's land is owned by the Housing Authority of Baltimore City, which has yet to address the area's aging and obsolete public housing. This concentration of public housing has led to chronic disinvestment from both the public and private sectors. Redeveloping the Patapsco School site could be an economic catalyst, attracting new investment and revitalizing Cherry Hill. Transforming this neglected property into a valuable community asset aligns with the neighborhood's broader goals for economic development, affordable housing, and social equity.

Brownfield Site Map



B. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategy for the former Patapsco Elementary School site is a comprehensive initiative designed to meet critical community needs while staying true to the broader goals of the 2020 Cherry Hill Transformation Plan, which aims to foster economic growth, housing stability, and environmental sustainability. This redevelopment emerged from a six-month master planning process, culminating in adopting the 2020 plan. As a result, CHDC secured development rights for the site and executed LDA on May 10, 2023, ensuring the realization of a climate-resilient, mixed-income housing project that addresses these needs.

The City of Baltimore fully supported CHDC and KD's redevelopment strategy, endorsing the development team before finalizing the LDA. Baltimore City Comptroller Bill Henry commended the project's potential to benefit Cherry Hill and Baltimore significantly. He specifically highlighted the efforts of CHDC and KD in balancing community revitalization with safeguards for legacy residents, ensuring that long-time residents are not displaced.

The reuse strategy for the Patapsco Elementary School site is in alignment with Baltimore City's broader land-use objectives, which prioritize the creation of equitable, sustainable, affordable and resilient communities. By integrating green infrastructure and energy-efficient designs, the project enhances climate resilience, minimizes environmental impact, and addresses city priorities such as eliminating blighted properties and reinvesting in historically marginalized areas. The redevelopment is expected to create a vibrant, mixed-use, mixed-income community offering a host of amenities for residents, thereby contributing to the city's vision for a more sustainable and inclusive urban landscape.

Despite the site not being in a federally designated floodplain, the project incorporates robust climate adaptation measures. These include the use of permeable surfaces to reduce surface

runoff, advanced stormwater management systems to mitigate flood risk, and an energy-efficient building to minimize the project's carbon footprint. These measures not only enhance the project's environmental sustainability but also reduce the risk of flooding, ensuring the safety and resilience of the future community.

The development of the reuse strategy has been heavily guided by community input stemming from the 2020 Cherry Hill Transformation Plan. Over 350 residents, business owners, and other stakeholders participated in public meetings, focus groups, and surveys to share their concerns and ideas for the site's future. Central to their concerns were affordable housing, environmental safety, and ensuring that the development would benefit existing residents without displacing them. As part of the Brownfield Cleanup Application, a public meeting was held on November 7, 2024, during the Cherry Hill Community Coalition monthly meeting, with stakeholders using multiple platforms to notify the community.

The reuse plan for the Patapsco Elementary School site has been actively shaped by CHDC and KD, reflecting a collaborative effort that incorporates a wide range of community perspectives. This inclusive approach ensures that the project aligns with the community's needs and values. After the completion of the Phase II Environmental Assessment, the Project Developers will re-engage the community to share the findings and outline the steps for complete remediation, to include Advisory Committee and Site Remediation Plan further demonstrating the project's transparency and community involvement.

Ultimately, the reuse strategy for the Patapsco Elementary School site is a vital part of Cherry Hill's broader transformation. It offers significant economic, environmental, and social benefits and serves as a model for sustainable and equitable neighborhood redevelopment focused on housing, energy efficiency, and community-serving amenities such as the Maryland Adult High School.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The proposed redevelopment project at the Patapsco Elementary School site will drive significant economic and social benefits while advancing local land-use and revitalization goals. The cleanup and subsequent revitalization will transform the 5.1-acre blighted property into a vibrant community asset, addressing critical needs such as housing affordability, economic development, and sustainability. **The redevelopment aligns with multiple city-approved plans, including the 2020 Cherry Hill Transformation Plan, Baltimore City's Climate Action Plan, the 2019 Climate Sustainability Plan, and the City's Vacant and Blighted Properties Initiative.** Each of these plans emphasizes community involvement, public-private partnerships, environmental justice, and leveraging private and public resources for transformative change.

The mixed-income housing development will particularly address Cherry Hill's housing cost burden, where many families face challenges in accessing affordable, quality housing. According to the U.S. Census Bureau's American Community Survey (ACS), approximately 30-40% of Baltimore's households are cost-burdened, significantly higher than the state average of 32%. This indicates that over 60,000 out of 200,000 total households in Baltimore are burdened by housing costs. By providing a mix of affordable and market-rate units, the project will attract a diverse resident base, stabilize housing in the area, and create a community where low- to moderate-income families can thrive. The influx of new residents will also stimulate the local economy.

The project is expected to create 130-140 full-time equivalent construction jobs and long-term employment opportunities in property management, social services, and community programs. With a focus on minority- and women-owned businesses (M/WBE), the development will follow an affirmative M/WBE Utilization and Section 3 Plan to ensure 30% participation from M/WBEs and 10% from Section 3 contractors. This focus on inclusive economic growth aligns with the City's strategies to empower underserved communities and close economic disparities.

Environmental sustainability is a cornerstone of the reuse strategy. The development will incorporate permeable surfaces, advanced stormwater management systems, and energy-efficient designs to mitigate the risks associated with flooding and reduce the environmental footprint. Although the site is not located in a federally designated floodplain, these features will bolster the community's climate adaptation capacity, aligning with Baltimore's Climate Action Plan. The project also explores renewable energy options, such as installing solar panels and utilizing energy-efficient lighting, heating, and cooling systems. These efforts align with Maryland's Solar for All Program and the EPA's Greenhouse Gas Bank initiative, promoting energy efficiency and reducing the development's long-term environmental impact.

The inclusion of these high-performance sustainability measures ensures that the development will meet certifications like ENERGY STAR Multifamily New Construction, DOE Zero Energy Ready Home, and WELL, offering lasting environmental benefits. These sustainable practices not only promote energy efficiency but also improve indoor air quality, reduce greenhouse gas emissions, and provide long-term savings for residents.

By focusing on economic stimulation, housing affordability, and environmental resilience, the reuse strategy for the Patapsco Elementary School site offers tangible benefits for the Cherry Hill community and serves as a model for equitable neighborhood redevelopment. This project will create a foundation for future investments, strengthen community resilience, and improve the overall quality of life for residents while preserving Cherry Hill's cultural and historical identity.

C. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Characterization: Additional site characterization (Phase II Assessment) is required to sufficiently characterize the site remediation and will be completed prior to by the end of 2024, prior to June 15, 2025 deadline articulated in the RFA. A site remedial action plan has been developed by a qualified Environmental Professional and submitted to the Maryland Department of Environment Voluntary Cleanup Program, in accordance with Section 8a of the RFA. The Project Developers have proactively allocated 5% of the project's total development cost as a contingency to address any potential cost overruns, which is standard practice. Additionally, up to 7% of the project's developer fee will remain available upon completion of site remediation to further cover any unforeseen expenses. With these financial safeguards in place, the project developers do not anticipate the need to request additional EPA Brownfield funding for this site. They will explore other funding opportunities as necessary if any further financial requirements arise.

1. c.ii. Resources Needed for Site Remediation: To date, no site remediation funding has been secured specifically for the Patapsco Elementary School site. However, after the results of the Phase I ESA Study in August 2024, CHDC and KD began identifying and qualifying potential sources of environmental remediation funding. Currently, they have secured \$750,000 in Maryland DHCD Project CORE funds to support demolition costs on the site. Additionally,

Maryland DHCD has encouraged CHDC and Kairos to apply for a second allocation of \$750,000 in June 2024 to cover the increased demolition costs due to economic changes. This could result in a total of \$1,500,000 from Project CORE, which will significantly support the overall remediation efforts for the project. With this grant, the project will have the necessary resources, including contingencies, to move forward without requiring additional funding for further site characterization.

1.c.iii Resources Needed for Site Reuse: For the reuse phase of the Patapsco Elementary School site, CHDC and KD have already secured substantial public funding. The City of Baltimore has committed \$1,105,000 from the Affordable Housing Trust Fund and Community Catalyst Grant funds towards predevelopment and construction financing. In addition, the State of Maryland's DHCD has provided a \$400,000 Emerging Developer Predevelopment Loan to KD for predevelopment activities. Combined, CHDC and KD have secured \$2,315,000 in public and private funding, with an additional \$1.4 million pending. The requested \$1,595,271 in Brownfield Cleanup funds will be leveraged alongside approximately \$48 million from city, state, and private sources to complete the redevelopment of the Patapsco Elementary School site, ensuring the project can move forward smoothly with the resources required for both demolition and reuse activities. Anticipated vetted sources, but unsecured include low income housing tax credits, MD DHCD subordinate debt financing, MD energy funds, and funding through Biden/Harris Inflation Reduction Act and Bipartisan Infrastructure Bill.



1.c.iv. Use of Existing Infrastructure: The Patapsco Elementary School site benefits from existing infrastructure that supports the redevelopment project, including water, sewer, electric, and road networks already in place within the Cherry Hill neighborhood. Civil Engineers and MEP professionals will calculate water, sewerage, and electrical load requirements for the future renovations and use. There may be improvements needed to utilities, particularly electrical capacity for the fully electrified structures.

In addition, while the current infrastructure is sufficient to support the immediate development of the 120 new apartment homes and the Adult High School facility, improvements may be required to optimize the site's energy efficiency and climate resilience. Any required upgrades to accommodate the climate-resilient design of the project, will be addressed through existing funding sources already secured by the developers and other unsecured vetted public, private, and philanthropic dollars.

2. Community Need and Community Engagement

2.A The Community's Need for Funding

2.a.i Community Need : As noted in section 1.a.i, Cherry Hill, a historically marginalized and predominantly African American neighborhood in South Baltimore, has endured generations of economic disenfranchisement and environmental neglect. The overconcentration of public housing has made it difficult for the neighborhood to attract private-sector investment. Its isolation, proximity to industrial hazards, and limited financial resources further obstruct efforts to tackle pressing environmental challenges, such as the remediation of the contaminated Patapsco Elementary School site. Table 1 highlights these disparities, showing that household incomes in Cherry Hill are significantly lower than the U.S. average, while the poverty rate is more than 25% higher. These trends align with stark differences in median home values and homeownership rates, underscoring the community's ongoing economic challenges.

Table 1. Income and Wealth Data (US Census Bureau 2022 ACS 5-Year Estimates 2023)

	Cherry Hill	Baltimore City	United States
Median Household Income	\$33,630	\$58,359	\$80,610
Poverty Rate	40.7%	19.6%	12.5%
Median Home Value	\$102,296	\$202,900	\$281,900
Home Owner Occupancy	16%	47.8%	64.6%

2.a.ii Threats to Sensitive Populations: Cherry Hill is home to several vulnerable populations, including low-income families, seniors, and individuals with intellectual or developmental disabilities. According to the EPA's EJScreen Tool, the community ranks above the 90th percentile for exposure to hazardous air pollutants. Economic realities are challenging with CEJST reporting the following percentile rankings on Poverty 99th, Low-Income 99th, Unemployment 98th, and Adults Lacking a High School Diploma 26%, all among the lowest census tracts in the region. Cherry Hill has some of the highest rates of asthma and diabetes, underscoring significant health disparities. Additionally, the area falls in the 80th percentile for proximity to contaminated sites, further increasing health risks for residents. The historical presence of the city's incinerator in Cherry Hill, now relocated to an adjacent South Baltimore community, contributed to decades of environmental degradation. Compounding these issues, many of the homes and buildings in Cherry Hill, constructed in the 1940s and 1950s, contain lead hazards. For instance, New Era Academy, another vacant school in the area, had traces of lead in its water, requiring students to use bottled water. These cumulative environmental and health risks highlight the urgent need for remediation efforts to protect the community's most vulnerable residents.

- (1) **Health or Welfare of Sensitive Populations:** As detailed in Section 2.a.i and 2.a.ii above, U.S. Census data, the EPA EJ Screening Tool, and the CEJST indicate significant potential for negative health impacts to sensitive populations in Cherry Hill. Cherry Hill is home to low-income families, seniors, and individuals with intellectual or developmental disabilities, all disproportionately affected by environmental hazards. This EPA Brownfields Cleanup Grant will remove hazardous materials, reducing residents' exposure to toxins, and the redevelopment will provide affordable, energy-efficient housing and green infrastructure in alignment with multiple city approved plans and initiatives. These improvements will enhance public health and long-term welfare by addressing both immediate environmental threats and broader community needs, such as education and workforce development.
- (2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions:** As highlighted by the Maryland Department of Health (2023) and EPA's EJScreen Tool, the Patapsco Elementary School site is contaminated with hazardous substances like petroleum, asbestos, and lead, contributing to Cherry Hill's elevated rates of cancer and asthma. Local health data shows that cancer rates in Cherry Hill are 15% higher than surrounding areas, and asthma prevalence is nearly twice the national average. This EPA Brownfields Cleanup Grant will fund the removal of

these hazardous materials, significantly reducing residents' exposure to the pollutants that exacerbate these conditions. In addition, the planned redevelopment will incorporate energy-efficient housing and green infrastructure, further **improving air quality and promoting long-term public health benefits for the community.**

(3) A. Identification of Environmental Justice Issues: According to the Climate and Economic Justice Screening Tool (CEJST), the Cherry Hill census tracts qualify as disadvantaged communities under the Justice40 initiative, with high environmental and economic vulnerability scores. These communities suffer from elevated levels of air pollution, hazardous contaminants, and poor health outcomes, including asthma and cancer rates significantly higher than both regional and national averages. The Patapsco Elementary School site, contaminated with petroleum, asbestos, and lead, further exacerbates these public health risks, particularly for Cherry Hill’s sensitive populations, which include low-income families, seniors, and individuals with intellectual or developmental disabilities.

B. Advancing Environmental Justice: This Brownfields Cleanup Grant will advance environmental justice by addressing the contamination at the Patapsco Elementary School site, removing hazardous materials that have long posed risks to the health and welfare of Cherry Hill residents as mentioned in section 2.a.ii.2. The redevelopment plan emphasizes the inclusion of affordable, energy-efficient housing, green infrastructure, and community spaces that will improve air quality, promote sustainability, and provide much-needed services.

2. B. Community Engagement

2.b.i and 2.b.ii Project Involvement and Roles: The following organizations will play key roles in the cleanup and future reuse of the Patapsco Elementary School site.

Organization/ Community Partner	Point of Contact	Specific Role/Involvement
Baltimore City DOP Office of Sustainability	Ava Richardson, Sustainability Director ava.richardson@baltimorecity.gov	The Office of Sustainability will provide technical assistance and oversight to ensure the project meets City standards for affordable housing, sustainability, and urban development.
Cherry Hill Development Corporation	LaChele Kellam, Executive Director, lkellam@chdcmd.org	CHDC is co-developer/owner of this project. CHDC is the oldest community organization protecting the interest of the community.

Kairos Development, LLC	Vonnette Harris, President/CEO vharris@kairosdevelopmentllc.com	As the primary development partner, Kairos Development will oversee the design and construction of the Patapsco Pointe mixed-use development.
Cherry Hill Community Coalition	Tracey Garrett-Rodgers, Executive Director tr.cherryhillcommunitycoalition@gmail.com	Umbrella organization within the Cherry Hill community, assisting with community engagement.
Cherry Hill Strong	Zeevelle Nottingham-Lemon, Executive Director zeevelle@cherryhillstrong.org	Community stakeholder assisting with community engagement.

2.b.iii. Incorporating Community Input: In accordance with the application’s guideline, the City’s DHCD posted the draft Brownfield Clean Up Application in advance of the November 14th application deadline on its website for public review and comment. In an effort to target outreach to the affected community, the City heavily relied on its community partners to inform residents about the public meeting. Our community partners, CHDC, Cherry Hill Community Coalition and Cherry Hill Strong activated their extensive networks of local organizations, congregations, civic groups, and block clubs to reach the community effectively. Using various outreach methods—including social media and online posting, community board postings, and distribution lists—they ensured comprehensive awareness of the upcoming public meeting. The City and its community partners encouraged meaningful feedback prior to grant submission. This robust strategy emphasized the importance of reviewing the posted brownfield draft application. Towards these efforts, the virtual meeting was held on 11/7/2024 and was highly successful, with <placeholder> individuals in attendance, with sign-in sheets, agenda and minutes attached as evidence. This approach underscores the Patapsco Elementary School site project’s strong foundation within the Cherry Hill community.

3. Task Descriptions, Cost Estimates and Measuring Progress

3.a Proposed Cleanup Plan The City of Baltimore is requesting \$1,595,271 in an EPA Brownfield CleanUp Grant to fund the remediation plan, and remediation activities at the Patapsco Elementary School site, creation of Advisory Committee to oversee contract proposals, as well as a comprehensive community engagement process to ensure that all contaminants are properly managed. Upon award notification, the City’s Office of Sustainability will coordinate with the Project Developer to work with the EPA to complete the project’s Work Plan and Budget and the Quality Assurance Plan. The Phase II Assessment will be completed November 2024. Upon review of the Phase II findings Baltimore DHCD will initiate its National

Environmental Policy Act (NEPA) process to address any petroleum impacts, volatile organic compounds, asbestos-containing materials, lead-based paint, or radon gas. The NEPA process will serve as a tool for educating the community on the environmental challenges at the Patapsco Elementary School site and the extensive efforts required for site remediation. The City will reengaged the community using its community stakeholders to to explain the Phase II findings along with the Project Developers. At that time, community recommendations will be documented to be later used in creating the Site Remediation Plan. The Site Remediation Plan will be completed by the City in consultation with MDE VCP staff, the Project Developers, the Cherry Hill community and the Phase II Environmental Consultant. Prior to formal adoption and approval of the Remediation Plan, the draft plan will be posted for public comments.

Post grant award, the City will establish an Advisory Committee consisting of representatives from the Project Developer, Cherry Hill community and the City to initiate the public procurement process adhering to federal and local procurement standard seeking proposals from qualified third party professionals to complete all site remediation in accordance with the state approved Site Remediation Plan

Since the reuse strategy for this site involves the demolition of the existing Patapsco School building, the complete abatement/removal of any lead based paint and asbestos containing materials will be properly disposed of in accordance with local, state, and federal environmental laws. Such abatement protects the environmental health of this community and eliminates the City's and Project Developers exposure to long term liability.

Additionally, this grant application anticipates the full removal of the 10,000 gallon UST based on the three soil samples conducted in 2000 determining elevated TPH-DRO upon capping/closure. The UST was installed on the site in 1957 to provide heat to the school building. Considering the age of the UST and potential threat of corrosion, it is likely the full removal of the tank will be warranted. However, it is important to underscore there were no visual evidence of stains or corrosion associated with a current or former release of hazardous material or petroleum products, drains or sumps, stressed vegetation, surface staining pits or lagoons in the location of the UST during the Phase I site reconnaissance. Subject to the recommendations of the Phase II Assessment, should removal be warranted, the removal process will involve emptying the tank, removing all residual materials in the tanks to reduce risk of exposure to the environment, excavating any contaminated soil above and around the tank based on Phase II sampling, and the removal of the tank and connected vent pipe located in the northern exterior of the property. Without the benefit of the Phase II Assessment and soil sampling, it is too early to ascertain the exact cost for the tank removal. However, the City in consultation with the project developers and the environmental professional who completed the Phase I assessment, has allocated \$850,000 for the UST removal and remediation. This estimate is based on the expert opinion of Urban Green Environmental, an experienced environmental engineering firm that has overseen and completed countless UST removals in the City of Baltimore, of similar scope and size to the Patapsco Elementary School site.

3.b Description of Task/Activities and Outputs

Task /Activity - THIS SECTION

<p>I. Overall Project Implementation: The City’s Office of Sustainability, Ava Richardson and TBD and DHCD’s TBD__ will be responsible for the overall execution and management of the remediation activities as stated above; tracking project tasks, procurement, schedule, budget, overseeing the clean up/ site remediation and reporting on project activities and milestones to the EPA.</p> <p>Task I: Review of the Phase II Assessment and Initiate the City’s NEPA process Task II: Execute Grant Agreement Task III: Develop EPA Workplan and QAP Task IV: Ongoing Community Engagement and Creation of Site Remediation Plan Task V: Coordination with MDE VCP for Remediation Plan approval Task VI: Property Abatement of lead paint and asbestos containing materials Task VII: Potential removal of the UST</p>
<p>II. Anticipated Project Schedule:</p> <p>Task I: Placeholder completed by final draft Task II: Placeholder completed by final draft Task III: Placeholder completed by final draft Task IV: Placeholder completed by final draft Task V: Placeholder completed by final draft Task VI: Placeholder completed by final draft Task VII: Placeholder complete by final draft</p>
<p>III. Task/Activity Lead:</p> <p>Task I: Project Developers: Task II: Office of Sustainability and DHCD Task III: Office of Sustainability and Project Developer Task IV: Office of Sustainability and Project Developer Task V: Office of Sustainability and Project Developer Task VI: Office of Sustainability and Project Developer</p>
<p>IV. Outputs: 16 Quarterly Reports, 5-6 Community Meetings, 1 Site Remediation Plan, 1-2 Bid Solicitations, 4-5 public bid responses, 4 Federal Financial Reports, 1 Final Clean Up Report</p>

3.c Cost Estimates

Task 1: Program Management - \$8,000

- City Project Management staff at average of ~\$40/hr for ~192 hours. Includes an average of 8 hrs/per month over the 24-month period of December 2024 – November 2027.

Task 2: Community Engagement - \$10,000

- City Project Management staff at an average of ~\$40/hr for ~192 hours. Includes an average of 8 hrs/per month over the 15-month period of December 2024 – November 2027.

- Contractual expenses to Cherry Hill Development Corporation for technical assistance in the community engagement process (\$4,500 for coordinating with community/stakeholders on cleanup & reuse plans; \$4,500 for preparing for/attending public meeting(s); 2,000 for responding to stakeholder/public input).

Task 3: Cleanup Planning, Oversight and Assessment - \$55,500

- Contractual expenses to Environmental Professional including \$26,000 for completion of Phase II; \$2,500 for preparation of Quality Assurance Project Plan; \$15,000 for preparation of remediation plans and permits; and \$12,000 for on-site oversight of cleanup.

Task 4: Tank Removal - \$850,000

- Construction expenses to Remediation Contractor including assessment and permitting (\$110,000) controls (\$25,000), excavation/removal (\$605,000), Soil and Groundwater Sampling (\$50,000) and site restoration (\$60,000).

Task 5: Cleanup - \$648,051

- Contractual expenses to Remediation Contractor including erosion & sedimentation controls (\$98,051), excavation/earthwork (\$300,000), concrete (\$75,000), paving (\$75,000), stormwater management (\$100,000).

Task 6: Project Administration - \$15,360

- City Project Management staff at average of ~\$40/hr for ~384 hours. Includes an average of 16 hrs/per month over the 24-month period of December 2024 – November 2027.

Budget Categories	Project Tasks						
	Program Mgmt.	Community Engagement	Cleanup Assessment	Tank Removal	Cleanup	Admin. Costs	Total
Personnel	\$7,680	\$7,680				\$15,360	\$30,720
Fringe Benefits							
Travel							
Equipment							
Supplies							

Contractual		\$11,000	\$55,500		\$98,051		\$164,551
Construction				\$850,000	\$550,000		\$1,400,000
Other							
Total Direct	\$7,680	\$18,680	\$55,500	\$850,000	\$648,051	\$15,360	\$1,595,271
Total Indirect							
Total Budget	\$7,680	\$18,680	\$55,500	\$850,000	\$648,051.00	\$15,360	\$1,595,271

3.d Plan to Measure and Evaluate Environmental Progress Results: The project implementation plan will also incorporate detailed tracking of procurement and contractual documents for the Qualified Environmental Professional (QEP) and Remediation Contractor. Regular photo documentation of the cleanup progress and quarterly progress and fiscal reports will be maintained to ensure transparency and accountability.

Key project outcomes, including reducing or eliminating contamination exposure risks, preparing Phase II, and removing the underground tank, will be monitored and reported. Additionally, metrics such as the number of temporary jobs (including those generated during remediation and subsequent site development) and permanent positions established on-site will be tracked to showcase the project's community and environmental benefits.

4. Programmatic Capability and Past Performance

4.a Programmatic Capability

4.i&ii. Organizational Structure: The Baltimore City Office of Sustainability will lead the implementation of this Brownfields grant, should it be awarded. The Mayor and City Council of Baltimore will act as fiscal stewards, ensuring all activities, outputs, and outcomes outlined in the proposal are achieved and that costs remain allocable, applicable, and allowable. As the primary applicant, Baltimore City will manage reporting requirements, track progress on key measures, and guide partners in adhering to administrative procedures to meet project timelines.

As a proven fiscal steward, Baltimore City has managed multiple federal EPA awards, with its procurement teams overseeing program budgets, goal attainment, and compliance. The Baltimore City Board of Estimates, along with the City Solicitor and Comptroller, rigorously reviews all grants and agreements awarded to the city. Over the past five years, various city agencies, including the Department of Public Works, Department of Planning/Office of Sustainability, and the Mayor's Office of Infrastructure Development, have successfully managed substantial federal grants from agencies such as the EPA, USDA, and FEMA. In Fiscal

Year 2025, Baltimore City's budgeted amount for federal, state, and local grants totals \$576,743,329.

4.a.ii Description of Key Staff: Ava Richardson is the Sustainability Director for Baltimore City's Office of Sustainability. Previously, she served as the office's Sustainability Manager and as a Food Matters Technical Advisor, where she led impactful projects such as the City's plastic bag ban, supported the Commission on Sustainability, and helped launch innovative programs, including a food scrap collection pilot at the Farmer's Market. With over a 10 years of experience, Ava has championed public health initiatives, advocated for environmental policies, and managed programs addressing social and racial inequities and environmental justice. During her time with the City, she also directed the ReCAST project at the Baltimore City Health Department, focusing on alleviating historical trauma in west Baltimore. Ava holds a Bachelor of Science in Biology from Frostburg State University, a Master of Public Health from Morgan State University, and is currently pursuing a Doctorate in Public Health, specializing in environmental health and engineering, at The Johns Hopkins Bloomberg School of Public Health.

4.a.iii: Acquiring Additional Resources: The City of Baltimore, in partnership with the Mayor's Office of Infrastructure Development (MOID), has well-established, federally compliant procurement systems designed to efficiently acquire any additional expertise and resources required for project success. Through rigorous solicitation processes, the City secures qualified contractors and subrecipients, ensuring adherence to federal regulations, such as Buy America Sourcing, Davis-Bacon compliance, and prioritization of disadvantaged business participation. Since MOID's establishment in July 2022, it has facilitated the acquisition of over \$65 million in funding from various sources, including the Infrastructure Investment and Jobs Act (IIJA) and the Inflation Reduction Act (IRA), demonstrating its capacity to secure funds to support projects as needed.

In advancing equitable local hiring and procurement, MOID, alongside City partners, actively promotes contracting opportunities by engaging community trade organizations, such as the Baltimore Chamber of Commerce, the Baltimore City Business Association, and other regional networks, to ensure that local contractors, particularly those from disadvantaged backgrounds, are well-informed of and can benefit from available opportunities. This approach not only bolsters local employment in the brownfields cleanup process but also reinforces a community-centered approach to sustainable redevelopment.

4.b Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfield Grant: In 2016, the Baltimore City Department of Planning (DOP) received a \$200,000 Brownfields Assessment grant from the U.S. Environmental Protection Agency (EPA) to investigate sites contaminated by hazardous substances, with the grant period spanning from January 1, 2016, to December 31, 2019. With Baltimore's population decline since the 1950s leaving tens of thousands of vacant properties—especially concentrated in east, west, south, and northwest Baltimore—DOP targeted central east and central west Baltimore for assessment, areas marked by high vacancy rates, poverty, unemployment, and predominantly African-American communities. To address these challenges, DOP engaged the community to identify sites suitable for greening initiatives,

supporting residents interested in creating gardens, urban farms, and community green spaces with technical assistance, land, and water access.

4.b.i.1. Accomplishments: During the grant the Baltimore City DOP completed the following tasks:

Task 1: Project Management and Reporting

- o Hired a Project Coordinator
- o Developed Application and Process for brownfields education and community engagement
- o Communicated with key partners
- o Reviewed Applications and Selected Sites

Task 2: Community Involvement

- o Organized and advertised informational Sessions in target areas for Phase I of the project NB: There was no Phase II for this project as it was determined that it was not needed.

Task 3: Phase I Assessment

- o Site Inventory
- o Eligibility determination for 7 sites
- o Contractors were identified
- o Phase I Investigations were conducted

Task 4: Site Specific Activities

- o Because none of the sites investigated in the Phase I Environmental Site Assessments were indicated for Phase II assessments, DOP did not engage in Phase II Preparation or investigation, or in cleanup planning.
- o Reuse Planning
- o Knowledge Acquisition and Transmission

4.b.i.2. Compliance with Grant Requirements: Throughout the project, DOP adhered to the work plan, timeline, and all grant conditions. Quarterly reports and required documentation were submitted on time, with sites accurately documented in ACRES. Despite a brief delay in the final report submission due to the COVID-19 pandemic (submitted on July 31, 2020), the project was managed within scope, and funds were adjusted due to the non-requirement of Phase II assessments; resulting in the City being reimbursed \$42,120.40. All project milestones were met, and the final closeout report is included in the attachments, illustrating Baltimore's commitment to efficient and effective grant management.

Threshold Criteria Response