

Letterhead

FY23 USEPA Brownfields Cleanup Grant Application
Narrative Information Sheet

1. Applicant Identification: City of Fairmont, 200 Jackson Street, Fairmont, WV 26555-1428
2. Fairmont, WV - Official Website | Official Website
 3. Funding Requested:
 - a. Grant Type Single Site Cleanup
 - b. Federal Funds Requested \$1,500,000
 4. Location:
 - a. Fairmont
 - b. Marion County
 - c. West Virginia
 5. Property Information: Helmick Property, 11 10th Street Fairmont, WV 26554 (See attached map)
 6. Contacts:
 - a. Project Director: Shae Strait
 - i. Phone: 304-366-6211
 - ii. Email: @fairmontwv.gov
 - iii. Mailing Address: 200 Jackson Street, Fairmont, WV 26555-1428
 - b. Chief Executive/Highest Ranking Elected Official: **Travis L. Blosser**, City Manager
 - i. Phone: 304-366-6211
 - ii. Email: tblosser@fairmontwv.gov
 - iii. Mailing Address: 200 Jackson Street, Fairmont, WV 26555-1428
 7. City of Fairmont Population: 18,416
 8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	No
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	No
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 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).	-
The proposed site(s) is in a federally designated flood plain.	No
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy	No
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.	Yes
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	No

8. Releasing Copies of Applications

The City of Fairmont requests that contact information (email and phone numbers) for Project Partners in Section 2.b.i remain confidential.

DRAFT

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area

Fairmont, Marion County, West Virginia, is a city in economic transition located at the confluence of the West Fork and Tygart Rivers, which form the Monongahela River as they flow through town. Fairmont has a footprint of approximately 9.1 square miles and a population of 18,416. Following the rivers, the railroads linked Fairmont to cities and ports across the burgeoning United States in the mid-1800s. Heavy industry, including coal, glass, steel, and coke followed, and by the early 1900s, prominent companies in Fairmont included Monongah Glass, Owens-Illinois Glass, Westinghouse Electric, and the headquarters for the Fairmont Coal Company, later known as Consolidation Coal Company. Fairmont's neighborhoods are akin to a group of small company towns, where housing sprang up around the various factories. Generations of workers and a steady stream of immigrants lived in and around these giant employers. The dramatic decline and loss of these industries has led to further loss of business and population. The population of Fairmont has been significantly impacted by this loss of industry and by retail businesses relocating to outlying shopping centers. Efforts have been made to revive the downtown, including the restoration of the historic high-level bridge and construction of the Gateway Connector. These highway projects efficiently link Fairmont to I-79, the major interstate artery through North Central WV, and effectively connect the city to the regional economy. Major investments have been made on the city's outskirts, particularly at the I-79 High Technology Park, a principal location for more than 30 businesses as well as several federal offices, including the US Department of Commerce, NASA, NOAA, and the FBI. The historic neighborhoods of Fairmont are constrained by older housing, lack of development, and vacant industrial properties. Legacy land uses and abandoned properties have prevented Fairmont from capitalizing upon its most promising revitalization asset - the Monongahela River.

The Target Area resides along the western side of the Monongahela River between 9th and 10th Streets. The City of Fairmont's 2018 Comprehensive Plan and 2015 Connectivity Plan both point to the rivers in Fairmont as a "recognized community asset and [which] have the potential to generate significant economic development." Connections through Reuse of Industrial and Brownfields Sites (CRIBS) will build upon the City of Fairmont's Comprehensive Plan recommendation to capture future growth through the reuse of vacant and underutilized properties. CRIBS will facilitate strategic connections: Fairmont to the regional economy, neighborhoods to neighborhoods, the community to the rivers, and connectivity with the Parkersburg to Pittsburgh (P2P) Rail-Trail through Fairmont. When complete, the connection of the P2P to the Great Allegheny Passage will create a fully connected rail trail intersecting with the Industrial Heartland Trails Coalition's 1,500-mile network.

Beltline, Census Tract 202 (713 acres): The Beltline Area of the City is a 25-block area on Fairmont's West Side that borders Downtown (TA2) to the north and the Monongahela River on the east and south. The existing land use is a mix of commercial, industrial, residential, and institutional. Multiple redevelopment and connectivity plans have identified the potential for economic and community development in this area, including the connection with existing rail trails and supporting further development of the existing, burgeoning industrial corridor. The City of Fairmont is currently working with consultants to create both a revitalization plan and public health assessment for this neighborhood.

In 2023, with support from an EPA Technical Assistance grant, the City of Fairmont adopted the Beltline District Brownfield Revitalization Plan. The plan proposes a reuse for these vacant and/or partially occupied properties which present the most potential for impactful brownfield reuse. Reusing these brownfield sites will require transportation and infrastructure improvements to provide the utilities, parking, and access that new uses will need. Furthermore, multimodal and vehicular traffic infrastructure adjustments will improve the District's existing circulation and support the increased traffic to and from proposed infill developments.

A BHA was developed to aid reuse decision-making and developing a revitalization strategy for the Beltline District. EPA contractors conducted the BHA, which used a mixed methods approach and summarizes the potential community health impacts associated with the redevelopment of the Beltline District, based on community health data, scientific literature review, and feedback received from community members. The BHA did not assess a specific revitalization strategy, program, policy, or decision, as one was not available at the time of the BHA, but rather examined four revitalization elements being proposed for the Beltline District (rail trail, community center, streetscape improvements, and new medical facility) and their associations with public health impacts, beneficial and detrimental, with a particular emphasis on key health behaviors (diet, physical activity, substance use) and outcomes (asthma, cancer, obesity, self-reported health status, mental health, and physical health) for the Beltline District community.

The plan focuses on the vacant brownfield sites and streetscapes on and surrounding 10th and 12th Streets as a primary focus for community and brownfield revitalization. One of the principal new developments is community and recreational amenities within the neighborhood to improve health outcomes for existing residents. The Target Area, the former Helmick manufacturing site, was donated to the City of Fairmont at the end of 2023 in response to a local business wanting to help catalyze the goal of developing recreational amenities within the neighborhood. Upon evaluation by the Planning and Development Department, it was determined there was a high potential for this type of redevelopment because of the flat terrain of the property and its close proximity to West Fairmont Middle School, East-West Stadium, 12th Street Pool, the proposed Beltline Rail Trail, and easy access from the existing housing through 10th and 9th Streets.

ii. Description of the Proposed Brownfield Site(s)

The former Helmick property is in the Beltline Neighborhood in Fairmont at 11 10th Street, Fairmont, Marion County, West Virginia (herein referred to as "the site"). The site totals between 7.21 and 8.57 acres and lies in an urbanized area northwest of the Monongahela River. The site is located on three contiguous tax parcels including: 24-03-0006-0147-0000, 24-03-0005-0138-0000, and 24-03-0005-0137-0000.

The property is currently vacant, with one large building complex that was left until recently from the previous industrial activity. The building, which is currently in the process of demolition, appears to have an older southern half (reportedly utilized for industrial storage and as a foundry) and a relatively "newer" northern section (housing machining equipment such as grinding machines, welders, drill presses, and milling machines).

The land surrounding the building complex is cleared of taller vegetation but is dominated by grass and low-growing weeds. An old rail spur is still apparent in the western portion of the site. The vegetation on site becomes denser in areas further from the building, and parcel 24-03-0005-0137-0000 is mostly vegetated. The site is currently unused and is improved with out-of-service utilities (gas, water, sewage, and electricity).

Based on tax records, historic photography, and mapping, the parcels were at least partially developed as a machine shop and foundry by the late 1800s. Past uses include a machine shop, foundry, and metal fabrication business. Businesses operating on the subject property include Fairmont Mining and Machine Company, Galis Electric and Machine Company, and Helmick Corporation.

Previous site investigations included a 2008 Phase I Environmental Site Assessment (ESA), a 2009 Limited Phase II ESA, a 2010 Remedial Action Work Plan, 2023 Phase I ESA, and a 2024 Phase II ESA & Hazardous Materials Survey.

The property and several adjacent parcels also owned by the Helmick Corporation were the target of a June 2008 Phase I ESA, completed by Burgess and Niple (B&N) under a US EPA Brownfield assessment grant awarded to the City of Fairmont. The ESA identified 14 RECs, eight of which applied to the site.

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The 2009 Phase II investigated the following RECs, separated by parcel ID, that were identified in the 2008 Phase I ESA.

RECs confirmed, as **of 2009 standards**, are bolded:

- Parcel 6.147: REC-1, REC-2, REC-4, **REC-5**
- Parcel 5.138: **REC-3**
- Parcel 5.137: REC-6, REC-7, REC-8
- Off Site: REC-9, **REC-10**, REC-11, REC-12, REC-13, REC-14

A Phase II ESA and Hazardous Materials Survey were performed at the site under an EPA Assessment Grant for the City of Fairmont.

The 2009 Phase II ESA investigated site surface and subsurface soil; analysis included the Resource Conservation Recovery Act (RCRA) 8 metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver), polycyclic aromatic hydrocarbons (PAHs), semivolatile organic compounds (SVOCs), volatile organic compounds (VOCs), and total petroleum hydrocarbons (TPH). Soil sampling results were compared to the then-applicable West Virginia (WV) Industrial Soil de minimis standards. One groundwater sample was collected at the location of REC 4 and was analyzed for VOCs only. Groundwater sampling results were compared to 2009 WV de minimis groundwater standards. Benzo(b)fluoranthene was used in the US EPA Johnson Ettinger Model database to estimate potential for vapor intrusion (VI) to indoor air.

The 2010 Remedial Action Work Plan (DSS) recommended removal and disposal of impacted soils and then backfilling with clean topsoil. This plan also recommended sampling and mitigation of asbestos, lead based paint, and universal waste. This work plan considered cleanup alternatives including capping and/or covering. Those alternatives were not preferred primarily due to structures and infrastructure in locations that would interfere with the cap. The conditions of the site have changed, particularly the removal of structures.

The Phase I ESA conducted in 2023 identified twelve RECs, divided amongst seven “sections” of property

- REC 1: Historical unabated REC associated with paint room (Area A)
- REC 2: Historical unabated REC associated with historical industrial operations (Area A)

- REC 3: Historical unabated REC associated with historical industrial operations (Area B)
- REC 4: Historical unabated REC associated with historical industrial operations (Area C)
- REC 5: Historical unabated REC associated with overhead crane and fill material (Area D)
- REC 6: Historical and present-day soil staining (Area E)
- REC 7: Historical unabated REC associated with historical fill (Area F)
- REC 8: Drums, barrels, and/or containers > 5 gallons (Area A)
- REC 9: Drums, barrels, and/or containers > 5 gallons (Area B)
- REC 10: Metal fabrication operations (Area B)
- REC 11: Sump and floor drains (Area B)
- REC 12: Leaking industrial plastic drums (Area G)

Based on the 2024 Phase II ESA investigations Montrose concluded there are potentially complete exposure pathways for:

- Recreators
- Visitors/Trespassers
- Construction/utility workers
- Future indoor workers
- Future residents

2024 Hazardous Materials Survey (Boggs Environmental Consultants) concluded that the architectural building component waste stream does not meet the definition of lead hazardous waste and may undergo disposal as general construction debris and/or recycling.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The Site is included in the Beltline District Brownfield Revitalization Plan, a plan that was created through EPA Regionally Directed Technical Assistance provided by the EPA's Office of Brownfields and Land Revitalization in 2022 and officially approved by Fairmont's City Council in 2023. Since then, the City has made significant strides in implementing the Plan by refining it, acquiring two key properties, and raising funds to implement discrete elements included in the Plan.

The planned reuse of the Helmick property is for recreation, specifically, to create playing fields and multi-use sport courts that will benefit the surrounding residential neighborhood and middle school. The proposed reuse would complement additional recreational developments and enhancements that are proposed in the neighborhood.

ii. Outcomes and Benefits of Reuse Strategy

According to the US Global Change Research Program (USGCRP), climate trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and rises in sea level¹. Some of these factors, most specifically increased precipitation that may affect storm water runoff and flooding potential, are most applicable to the cleanup of the site.

According to Climate Mapping for Resilience and Adaptation (CMRA), Assessment Tool, climate projections for this area anticipate increased instances of high temperatures (30-34 days

¹ <https://science2017.globalchange.gov/chapter/7/>

per year above 95 ° F) and decreased instances of low temperatures (15-16 days per year with temperatures remaining below 32 ° F)². Implementing the proposed redevelopment on the site will help to stabilize the local water table by incorporating greenspace and stormwater retention elements that will capture and filter stormwater and alleviate the heat island effect by providing vegetative spaces.

The site is situated out of the floodplain and the proposed reuse as playing fields will create valuable open space near Downtown Fairmont. Fairmont is the County Seat of Marion County, a rural county that has a lot of rivers, mountains and forests that do not have a surplus of flat, open space. In addition to providing a valuable community asset for recreation in the area, the site has the potential to fill an important need if there is ever a local emergency. Many residents and businesses in Marion County are located along rural roads and waterways that are vulnerable to flooding and natural disasters. With natural disasters, such as flash flood events, tornados, and hurricanes affecting the Mid-Atlantic Region and surrounding areas more frequently and more profoundly than ever before, the proposed open greenspace has the potential to provide an important staging area for rescue efforts in Fairmont and Marion County, should the need arise.

c. Strategy for Leveraging Resources

We (the City) will commit (not seek reimbursement for) costs of staff project oversight and administration of this grant. As described in Section c. iii. of the grant, this is expected to amount to \$52,080 - roughly 868 hours over four years at \$60/hour. from Morgantown??

i. Resources Needed for Site Characterization

The City will utilize funding from its FY 2023 Brownfield Assessment Grant should the need arise for additional site assessment, however that is not expected. ???

ii. Resources Needed for Site Remediation

(Do not duplicate sources discussed in 3.b. Description of Tasks/Activities and Outputs.)

iii. Resources Needed for Site Reuse

Identify funding resources that have been secured, have been sought, or will be sought, to contribute to the completion of the reuse (e.g., demolition activities, redevelopment activities, etc.) for the proposed brownfield site(s). (Do not duplicate sources discussed in 3.b. Description of Tasks/Activities and Outputs.)

Attach documentation that substantiates secured commitments of leveraged funding for the reuse of the proposed site(s).

Resource Name	Is the Resource for (1.c.i.) Assessment, (1.c.ii.) Remediation, or (1.c.iii.) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Information About the Resource Details or

² <https://livingatlas.arcgis.com/assessment-tool/explore/details>

Add rows as needed			
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iv. Use of Existing Infrastructure

2. Community Need and Community Engagement

a. Community Need

i. The Community's Need for Funding

The City of Fairmont has substantial financial need due to a variety of factors, including a weak housing market attributing to low property values with 53% of housing renter-occupied and approximately 59% of housing built prior to 1950. The median home value is less than the national average by approximately \$147,000³. The residents of Fairmont have significantly lower median household incomes \$55,084 compared to national average of \$80,610⁴, and an extremely high poverty rate at 20% (compared to a national rate of 11.1%)⁵. Urban sprawl combined with a state university and community college have created a large, occupied area as well as other costly impacts such as higher municipal services costs, while detracting to the overall tax base.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Several environmental indicators were identified for Tract 54049020200 exceeding State and/or national values⁶:

Environmental Burden Indicators

	Value	State Average	USA Average
Ozone (ppb)	58	55.1	61.8
Nitrogen Dioxide (NO ₂) (ppbv)	5.5	4.6	7.8
Diesel Particulate Matter (µg/m ³)	0.114	0.0912	0.191
Traffic Proximity (daily traffic count/distance to road)	380,000	230,000	1,700,000
Lead Paint (% Pre-1960 Housing)	.71	.35	.39
Superfund Proximity (site count/km distance)	.63	.088	.39
Underground Storage Tanks (count/km ²)	6.1	1.9	3.6

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

West Virginia is ranked first in the nation for the prevalence of poor physical and mental health in concert with limitations on activity because of the poor physical and mental health. More than two-thirds (70.9%) of West Virginia adults were overweight or obese, the 2nd highest in the

³ headwaterseconomics.org/apps/neighborhoods-at-risk

⁴ <https://www.census.gov/quickfacts/fairmontcitywestvirginia>

⁵ <https://www.census.gov/library/publications/2024/demo/p60-283.html#:~:text=Official%20Poverty%20Measure%3A,and%20Table%20A%2D1>.

⁶ [EJScreen Community Report](#)

U.S. The overall cardiovascular disease prevalence was 1st highest in the nation at 14.6%. About 1 in 7 West Virginia adults were diagnosed with cancer, but were still living (14.0%), which ranked West Virginia the 3rd highest for overall cancer prevalence. More than 1 in 10 West Virginia adults had diabetes (15.0%), which ranked West Virginia the 2nd highest nationally.⁷ Marion County has a higher than the state and national average of ischemic heart disease; tracheal, bronchus, and lung cancer; breast cancer; malignant skin melanoma; diabetes, urogenital, blood, and endocrine diseases.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues

According to EJScreen⁸ Tract: 54049020200 which contains the proposed clean up location contains a "Justice40 (CEJST)" disadvantaged community and contains an EPA IRA disadvantaged community. Families in poverty in the census tract of the proposed project area is nearly three times the national average.

(b) Advancing Environmental Justice

Discuss how this grant and reuse strategy/projected site reuse(s) will advance environmental justice and minimize the unintended displacement of residents and/or businesses among the community(ies) in the target area(s).

b. Community Engagement

i. Project Involvement

ii. Project Roles

Name of organization/entity/group	Entity's Mission	Point of contact (name and email)	Specific involvement in the project or assistance provided.

iii. Incorporating Community Input

3. Task Descriptions, Cost Estimates, and Measuring Progress

a. Proposed Cleanup Plan

Apply Soil Cover to Impacted Areas and Implement a Land Use Covenant Restricting Groundwater Use. To implement, the entire site will be graded, and then the capping material will be installed on Treatment Areas 1, 2, and 3, and plantings will be installed on Treatment Area 4. The implementation strategy for each treatment area is described below:

Treatment Area 1 – The Youth Soccer Field will be installed in the center of the site, covering approximately 1 acre. The field will be graded with a nearly flat, 2 % slope that will provide positive drainage from the area. This area will be covered with an engineered pervious membrane and then 10” of clean topsoil that will be planted with turf lawn. The proposed cap will

⁷ https://dhhr.wv.gov/hpcd/data_reports/Pages/Fast-Facts.aspx

⁸ [EJScreen Community Report](#) Report for Tract: 54049020200

require 40,000 square feet of pervious membrane material, 1,220 cubic yards of fill material, and 250 pounds of grass seed.

Treatment Area 2 – Multi-Use Sport Courts: There are 4 multiuse sport courts that are proposed on the eastern end of the site. As with the soccer field in Area 1, each multi-use sport court will be graded nearly flat at 2% slope to drain stormwater. With each court at approximately 1,000 square feet, the total area for muti-use sport courts is 4,000 square feet. The graded area will be covered with an engineered pervious pavement cap, approximately 8” deep. Treatment Area 2 will require approximately 2,700 cubic feet, or 100 cubic yards of pervious pavement material.

Treatment Area 3 – Perimeter Trail and Standing/Circulation Areas: A 10’ wide perimeter trail is proposed to go around the site as well as all other circulation/standing areas that will be accessed by future site users. This area is estimated as 40,000 square feet. The trail and circulation/standing areas will be graded and capped with an approximately 8” pervious pavement material. Treatment Area 3 will require approximately 27,000 cubic feet or 1,000 cubic yards of pervious pavement material.

Treatment Area 4 – Landscaped Areas: Landscaped areas that are not part of Treatment Areas 1, 2, or 3 will have landscape plantings. Areas immediately surrounding each of the playing fields and trails will be graded with swales to capture and filter stormwater. Those drainage areas will be planted thickly with low growing plant plugs and shrubs. Areas that are setback from the accessible spaces will retain existing native vegetation where possible, while incorporating additional vegetation where it does not exist. It is estimated that Treatment Area 4 will be comprised of 3 acres of low growing plant plugs and shrubs and 2 acres of taller shrubs and trees.

Green Remediation Considerations were at the forefront of this Analysis of Brownfield Cleanup Alternatives. Furthermore, the most recent Best Management Practices (BMPs) issued under ASTM Standard E- 2893: *Standard Guide for Greener Cleanups* will be used as a reference in this effort. The carbon footprint associated The number of mobilizations to the site will be minimized and erosion control measures used to minimize runoff. In addition, the City of Fairmont will consider asking bidding cleanup contractors to propose additional green remediation techniques in their response to any Request for Proposals for the cleanup contract. The City will consider sustainable stormwater management practices as site redevelopment proceeds.

b. Description of Tasks/Activities and Outputs

Task 1: Project Oversight	
i.	Project Implementation:
ii.	Anticipated Project Schedule: month 2025-month 2029
iii.	Task/Activity Lead: Person
iv.	Outputs: 16 Quarterly Reports, 16 ACRES updates, administrative record, and 32 project status meetings, 3 reports, 3 Federal Financial Reports (FFRs) 1 Final Cleanup Report and VRP Certificate of Completion
Task 2 Community Outreach	
i.	Project Implementation
ii.	Anticipated Project Schedule: month 2025-month 2029
iii.	Task/Activity Lead: Person
i.	Outputs: Community Involvement Plan, 4 Public Meetings, 4 information sheets, 4 website updates, 48 monthly reports to City Council and Boards.
Task 3: Cleanup Planning	
i.	Project Implementation:
ii.	Anticipated Project Schedule: month 2025-month 2029

iii.	Task/Activity Lead: Person
i.	Outputs: final ABCA, bid documents and RFP, response to contractor comments, QAPP, permits, retained cleanup contractor
Task 4: Site Cleanup	
i.	Project Implementation
ii.	Anticipated Project Schedule: month 2025-month 2029
iii.	Task/Activity Lead: Person
iv.	Outputs

c. Cost estimates

Task 1- Project Oversight

-Conference costs in and out of state

Contract QEP

Task 2 Community Outreach

Task 3: Cleanup Planning

Task 4: Site Cleanup

Budget Categories		Project Tasks (\$)				Total
		Task 1	Task 2	Task 3	Task 4	
Project Costs	Personnel					
	Fringe Benefits					
	Travel					
	Equipment					
	Supplies					
	Contractual					
	Construction					
Other - Type						
Total Direct Costs						
Indirect Costs						
Total Budget (Total Direct + Total Indirect Costs)						

d. Plan to Measure and Evaluate Environmental Progress and Results

4. Programmatic capability and past performance

- a. Programmatic Capability (To conserve space, you may present information for 4.a.i. – 4.a.ii. in the same response.

- i. Organizational Structure
 - ii. Description of Key Staff
 - iii. Acquiring Additional Resources
 - b. Past Performance and Accomplishments
 - i. Currently Has or Previously Received an EPA Brownfields Grant
 - 1. Accomplishments
 - 2. Compliance with Grant Requirements
 - ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements
 - 1.
 - 2.
 - iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements
- IV.F. Leveraging
- leveraging is generally when an applicant proposes to provide its own additional funds/resources or those from third-party sources (including another federal grant) beyond the EPA grant funds. These resources support or complement the