

**NARRATIVE INFORMATION SHEET**

|                               |   |
|-------------------------------|---|
| Applicant identification      | JASTECH Development Services, Inc<br>6134 Lancaster Avenue, Philadelphia, PA 19151  |
| Funding requested: Grant Type | Grant Type: Multi Site Cleanup<br>Federal Funds requested: \$423,088  |
| Location                      | Philadelphia, Pennsylvania 19151  |
| Property information          | 6122 and 6150 Lancaster Avenue, Philadelphia, PA 19151  |
| Contacts                      | Project Director: Jerome Shabazz (Executive Director)<br>6134 Lancaster Avenue – Philadelphia, PA 19151 (215) 879-7770<br><a href="mailto:jshabazz@overbrookcenter.org">jshabazz@overbrookcenter.org</a><br><br>Chief Executive: Roosevelt Sanders (President)<br>6134 Lancaster Avenue – Philadelphia, PA 19151 (215) 879-7770<br><a href="mailto:rsanders@overbrookcenter.org">rsanders@overbrookcenter.org</a> |
| Population                    | Population of Philadelphia: 1,584,000   |
| Letter from the State (PADP)  | Attached  |

**Other Factors Checklist**

| <b>Factor</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 proposed brownfield site(s) is impacted by mine-scarred land  | n/a           |
| Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/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 boarder 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   | n/a           |
| The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures   | 3             |



October 15, 2020

Jerome Shabazz,  
Executive Director  
Overbrook Environmental Education Center  
JASTECH Development Services, Inc.  
6134 Lancaster Avenue, Philadelphia, PA 19151

RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement  
JASTECH Development Services, Inc.  
Philadelphia, Philadelphia County, Pennsylvania

Mr. Shabazz:

The Pennsylvania Department of Environmental Protection (DEP) is pleased to support your efforts to redevelop brownfield properties in your community. Returning underutilized lands to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania's economy.

The DEP supports the not-for-profit organization in Philadelphia county named JASTECH Development Services, Inc / Overbrook Environmental Education Center's application for a \$340,000 Brownfields Cleanup Grant from the U.S. Environmental Protection Agency (EPA). These funds support the cleanup of two brownfields in West Philadelphia located at 6122 and 6150 Lancaster Avenue, Philadelphia, PA 19151. The Lot at 6150 Lancaster Avenue is 1-acre property frontage that runs along Lancaster Avenue in a mixed-use area of the Overbrook Section. The second lot at 6122 Lancaster Avenue is also a 1-acre parcel of commercial real estate situated adjacent to the first site. Historically, both sites accommodated auto parts storage and a parking lot where oil or other car product spillage contaminated the land.

If you have any questions, please contact John Gross by email at [johngross@pa.gov](mailto:johngross@pa.gov) or by telephone at 717-783-7502.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Conrad".

Troy Conrad  
Director  
Bureau Environmental Cleanup and Brownfields

## **Project Narrative**

### **Overbrook Farm**

JASTECH Development Services, Inc / Overbrook Environmental Education Center, a not-for-profit organization in Philadelphia, PA has applied for a Brownfields Cleanup Grant from the U.S. Environmental Protection Agency (EPA). These funds support the cleanup of two brownfields in West Philadelphia located at 6122 and 6150 Lancaster Avenue, Philadelphia, PA 19151. The Lot at 6150 Lancaster Avenue is 1-acre property frontage that runs along Lancaster Avenue in a mixed-use area of the Overbrook Section. The second lot at 6122 Lancaster Avenue is also a 1-acre parcel of commercial real estate situated adjacent to the first site. Historically, both sites accommodated auto parts storage and a parking lot where oil or other car product spillage contaminated the land. Upon, successful approval of the EPA funds, JASTECH will establish a neighborhood farm, food and education center.



## **NARRATIVE/RANKING CRITERIA**

### **1 PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

#### **1.a. Target area and brownfields**

##### **1.a.i. Background and Description of Target Area**

In the 1940's, the Overbrook neighborhood in the West District of Philadelphia was a bustling industrial and residential community. Situated close to the Pennsylvania's Railroad's 'Mainline Line' trains, the neighborhood appealed to middle class families who wanted easy access to the City's Center Town Square but, did not want to live there. Lancaster Avenue, the commercial corridor running through the neighborhood, was part of the Lincoln Highway (Route #30). This route was the first highway in the country and ran east to west from New York to San Francisco, passing through Philadelphia. The transportation options made Overbrook an ideal neighborhood for housing and commercial developments. The neighborhood became more racially diverse as African American families settled in West Philadelphia during the Great Migration. The 10-block area west of 52<sup>nd</sup> Street on Lancaster Avenue has the largest industrialized area (60%) in West Philadelphia. Businesses on the corridor were patronized by customers from all over the city and beyond. By the 1970's things started to change as the economy took a downturn. Textile, metal manufacturing, and electronic production factories in Philadelphia started to shut down, taking with them much needed jobs.

Unemployment and poverty increased. Those who were able moved to the suburbs in search of new employment opportunities. African American residents were unable to do the same because of discriminatory housing and employment practices<sup>1</sup>. As factories shut down, stores closed, and buildings became desolate on Lancaster Avenue. The Overbrook neighborhood, like other neighborhoods in West Philadelphia, saw the rates of poverty and unemployment increase during this time. The neighborhoods have yet to recover from economic collapse. The vacant building at 6150 Lancaster in Overbrook is an illustrative example of disinvestment on the corridor. In the 1980's, 6150 Lancaster Avenue was the address for a grocery store that was a neighborhood hub for families in Overbrook and adjoining neighborhoods. The store closed down in the 1980s and since then, there has not been another grocery store serving this community. The absence of grocery stores in the community has made this area a food desert where less than 5% of households are within a half mile from grocery store. JASTECH Development Services, Inc (JASTECH) wants to change this by remediating and repurposing two brownfield sites on Lancaster avenue to increase food access, provide employment opportunities, and improve health outcomes for residents in this predominantly African American neighborhood.

##### **1.a.ii. Description of the Brownfield Sites**

The target area is an **Environmental Justice Community**, adjacent to the **Philadelphia Federal Opportunity Zone (PFOZ), Census track # 4210101011100**. The cleanup sites are two brownfields in West Philadelphia located at 6122 and 6150 Lancaster Avenue, Philadelphia, PA 19151. The two properties are adjacent and adjoined at the southeast tail of Lancaster Avenue. **6150 Lancaster Avenue** is 1-acre property frontage that runs along Lancaster Avenue in a mixed-use area. The lot is rectangular and consists of a vacant building and fenced-in yard. A wooded area exists within the southwest fence line of the property and there is a partially paved area within the lot. Previously occupied by an A&P Super Market and more recently, the Philadelphia Building Supply Company, Inc which operated a building

---

<sup>1</sup><https://philadelphiaencyclopedia.org/archive/african-american-migration/>



supply business providing items such as gravel, sand, stone, concrete, brick and other building supplies. The Phase II Environmental Site Assessment determined the presence of arsenic, lead, cadmium, chromium, copper, thallium and vanadium associated with the building materials. Arsenic and lead were found in a storm gate, iron and lead in the heating oil tank area, and lead in the wooded area. Exposure to lead can cause anemia, neuropathy, chronic renal disease, reproductive impairment, and slow growth or development in children. Arsenic exposure can cause dermatitis, skin cancer, and lung cancer<sup>2</sup>. Evaluators concluded the contaminants represent potential threats to human health related to the future use of this site.

**6122 Lancaster Avenue** is also a 1-acre parcel of commercial real estate in a mix-use neighborhood. A single one-story vacant garage exists on the property, and a large concrete slab. The lot was previously a filling station, motorcycle repair facility, auto repair shop and auto storage facility. The Phase II Environmental Site Assessment concluded the presence of semi-volatile organic hydrocarbon-related compounds (SVOCs) in soil samples. SVOC exposure can cause reproductive disorders, nervous system damage and immune system disruption. Removal of contaminants is necessary to accommodate an urban farm and stormwater plan. Expansion, redevelopment, or reuse of the properties may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminants.

1.b. **Revitalization of the Target Area**

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

The **WestPhiladelphia2035 (2035)**<sup>3</sup> plan promotes a series of walkable, and largely service-oriented commercial corridors. As recommended in **2035**, remediation of these properties will contribute to a stronger economy, a healthier population, and a better environmental footprint. The reuse strategies proposed by JASTECH are aligned to **2035's** recommendation to strengthen neighborhood-oriented retail opportunities and maintain existing commercial corridors. The reuse strategy for these site is consistent with the **2035** recommendations and will substitute the former light-industrial site use with a more pedestrian-friendly, environmentally enhanced greenspace for improved food access and healthy living. This project will support two strategies that will increase food access, improve health outcomes, and promote economic development in Overbrook and adjoining neighborhoods in West Philadelphia

The first reuse strategy is the establishment of the **Overbrook Urban Farm and Education Center** where vegetables and fruit will be grown. The Urban Farm will feature a year-round greenhouse, a fruit-tree orchard, gardens for growing seasonal vegetables, and a workshop for demonstrations and storing equipment and supplies. The Education Center will expand the existing STEM education program for school-aged children with the creation of a sensory table, a water feature, and a playscape. The Center will offer indoor and outdoor sustainable spaces and opportunities for people of all ages to learn about, connect with, and enjoy nature and each other. The second reuse strategy is establishing a brick and mortar, fresh-produce multi-vendor market, the **Overbrook Farmacy Market**. The market will increase neighborhood access to fresh food and nutrition and education on healthier diets. The market will be open year-round with indoor, outdoor, and an e-commerce platform where farmers from the local area can sell fresh produce to local customers. The market will feature nutritional education events; cooking classes; demonstrations; and health and wellness services in partnership with local nutrition and health providers.

---

<sup>2</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1274229/>

<sup>3</sup> <https://www.phila2035.org/west>



The two strategies will contribute to the realization of the 2035 vision by revitalizing vacant properties to make them viable businesses that increases food access while creating employment.

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

The Overbrook section is seven blocks west of the **PFOZ**. Philadelphia has **82 of the 8,700** census tracts around the country designated as Opportunity Zones and this cleanup project will support the city's Opportunity Zone goals to encourage dense mixed-use, mixed-income developments, enhance the pedestrian environment at major commercial corridors and create a greater sense of place. The establishment of the urban farm and fresh food market will increase food access in West Philadelphia, and ultimately improve health outcomes for residents of Overbrook and the entire West Philadelphia district which includes the West Philadelphia Opportunity Zone. The farm, center and market will improve the pedestrian environment and nurture a positive sense of place for the community.

This project will stimulate economic development in Overbrook and the opportunity zone through job creation and workforce development. Workers are needed to staff the urban farm, training center and fresh-food market. The approach to workforce development that will be employed will focus on creating career pathways, recruiting and hiring locally, providing training and coaching to support professional growth for employees. Residents and business in and around the district will benefit from the economic growth and workforce development outcomes of this project. The opportunity zone will benefit from increased customer traffic and increased tax base with rising employment.

The existing building, a former garage, at the lot at the 6122 property will be remediated and reused as a workshop for storing farming materials, processing fresh produce, and conducting training and demonstrations. To incorporate energy efficiency, the high tunnel-greenhouse in the urban farm will use a solar-powered generator for lighting and irrigation pumps.

1.c. **Strategy for Leveraging Resources**

1.c.i. Resources Needed for Site Reuse

The total cost for the entire project is estimated to be \$8.1 million. JASTECH is using resources from multiple sources to bring the project to fruition. The project has received \$776,000 in funding from the Nature's Conservancy; the William Penn Foundation; the City of Philadelphia's Commerce Department and the Local Initiative Support Corporation (LISC). These funds were used to fund procurement of the properties and to provide engineering services to enable essential Green Stormwater Infrastructure (GSI) support, prepare for the Philadelphia Water Department's Greened Acre Retrofit Program (GARP) and fund assessments and an EPA TBA was conducted at the 6150 property.

The EPA grant will facilitate the removal of contaminants and pave the way for the redevelopment of two sites. JASTECH realizes that the EPA grant is not enough to cover the remaining costs for the project and is actively seeking additional resources. JASTECH has submitted applications for grant funding through state and local initiatives that include the Redevelopment Assistance Capital Program (RCAP) for \$3.5million, Healthy Food Financing Initiative (HFFI) for \$163K, and PA Blight Remediation funds for \$276K. If awarded, these funds will go to support specific components of this project and fulfill all funding gaps beyond traditional financing. JASTECH will continue to seek additional funding for the redevelopment of the sites from the state and other sources. If awarded, the EPA funds can be used to leverage additional funding.

1.c.ii. Use of Existing Infrastructure



Infrastructure is in place on both properties, with capacity to expand and/or enhance electrical water, sewer natural gas and broadband services as needed. The existing infrastructure is contiguous with JASTECH's Overbrook Environmental Education Center at 6134 Lancaster Avenue. The existing building at 6134 has water, sewer, electric, gas services office space that can accommodate meetings for staging planned new developments.

## **2 COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a. Community Need**

#### **2.a.i. Community's need for funding**

As a 501(c)(3) non-profit, JASTECH funds are limited, and the EPA grant funds are needed to move this project forward. Overbrook is a low-income neighborhood (MHI is less than \$38,000) which means residents do not have the financial capacity to be able to pay for the clean-up and remediation. JASTECH funds programs through numerous grants, donations and generous gifts. Typically, the grants are for specific projects. There are limited funds to address brownfield sites and promote new investment and economic development. Assessment and remediation of these two sites will bring new jobs, educational programs and healthy food alternatives to the residents of Overbrook and the PFOZ. A stagnant economy in the target area and the environmental injustice challenges and obstacles make it almost impossible to complete this project without assistance from the EPA. Below is a demographic profile of the neighborhood, as it compares to the city of Philadelphia.

| <i>Demographic</i>                               | <i>Philadelphia</i> | <i>Overbrook</i> |
|--|---------------------|------------------|
| Population                                       | 1.58 million        | 43,172           |
| Poverty Rate                                     | 26%                 | 35%              |
| % of persons under 18 years old                  | 22%                 | 25%              |
| % of persons 65 and older                        | 13.2%               | 17%              |
| % of residents who are African American          | 42%                 | 76.38%           |
| Median Income                                    | \$46,116            | \$37,768         |
| Residents with poor physical health <sup>4</sup> | 13.7%               | 18.5%            |
| Hypertension                                     | 32.9%               | 44.6%            |
| Adult Obesity                                    | 30.6%               | 42.8%            |
| Residents less than ½ mile from supermarket      | 13.4%               | 5.6%             |
| Single Parent Households                         | 15.8%               | 23.1%            |
| Children in poverty                              | 36.7%               | 42.9%            |
| Low birth weight                                 | 10.8%               | 15.9%            |
| Vacant buildings                                 | 2.4%                | 4.2%             |

#### **2.a.ii. Threats to sensitive populations**

##### **(1) Health or Welfare of Sensitive Populations**

The *Health of Philadelphia Neighborhoods (2019)* report ranks Overbrook as 38 out of 46 neighborhoods in terms of health outcomes. An estimated 45% of residents have been diagnosed with hypertension, 43% have adult obesity, and 18% have diabetes. Hypertension, obesity and diabetes are diseases that can be managed and prevented through diet and exercise. This grant will address these health challenges by increasing access to fresh food produce, providing local programming to promote healthy nutrition and lifestyles, and creating an open green space for physical activity.

##### **(2) Greater than Normal Incidence of Disease and Adverse Health Conditions**

<sup>4</sup> [https://www.phila.gov/media/20190801133844/Neighborhood-Rankings\\_7\\_31\\_19.pdf](https://www.phila.gov/media/20190801133844/Neighborhood-Rankings_7_31_19.pdf)



According to the *University of Pennsylvania's Center of Excellence in Environmental Toxicology*, the 'aging housing stock, deteriorating infrastructure, and brownfields pose ongoing environmental health hazards' in West Philadelphia<sup>5</sup>. The adverse health impacts facing Overbrook and other West Philadelphia neighborhoods include asthma, lead poisoning, and chemical exposure from former industrial sites. Asthma rates in Philadelphia are 2-3 times higher than the Commonwealth of Pennsylvania. In Overbrook, 14% of residents have asthma, a rate that is significantly higher than 11% for Philadelphia. Cancer incidence and death rates for Pennsylvania are greater than the national and the rate of cancer incidence among West Philadelphia residents is 5.6%, slightly higher than Philadelphia's average rate of 4.9%. Over 89% of homes in Overbrook were built before 1978, the lead risk exposure mid-to-high lead levels<sup>6</sup>. In this area 4.7 – 6.8% of all children's blood lead levels (BLL) was higher than the Center Disease Control (CDC) designated "reference level" of > 5 µg/dL.

With this grant, we will be able to remove contaminants from two brownfields in order to reduce exposure to lead and other chemicals and minimize adverse health impacts.

### (3) Disproportionately Impacted Populations

Overbrook is a low income, high poverty neighborhood. The median income of \$37,768 is lower than Philadelphia's median income of \$43,744. The unemployment rate (before the COVID situation) for Overbrook (16.5%) was over double that for Philadelphia (7.7%). We expect the rate of unemployment has been exacerbated through the COVID situation. It is worth highlighting that a significant portion (31%) of the households in Overbrook have limited digital access which makes it difficult to access resources or search for employment. Over 26% of Overbrook residents have to commute over an hour to work because of the limited employment opportunities available locally. With only 5% of households being within half a mile of a grocery store, Overbrook is food desert. In repurposing the target brownfields, JASTECH aims to improve health outcomes by increasing food access by establishing a fresh food market; reducing unemployment by providing employment and workforce training opportunities in urban farming and food retail; and engaging residents of all ages in supporting environmental sustainability through the green space and education center.

## 2.b. **Community engagement**

### 2.b.i. Project involvement and 2.b.ii Project Roles

| Partner Name                              | Contact (name email and phone)   | 2.b.i) Project Involvement  | 2.b.ii) Project Role  |
|---|--|---|---|
| Block Captain of 62nd Street              | Dr. Diane Gaston<br><a href="mailto:devgatson@comcast.net">devgatson@comcast.net</a><br>(267) 226-6452 | Recruit participants for the public meetings and encouraged them to make comments | Serve on project task force, keep community updated on progress, and facilitate community input in planning and decision-making |
| Neighbors of Overbrook Association (NOAH) | Ms. Pauline Rosenberg<br>[REDACTED]<br>(215) 879-1071  | Contribute to planning and design of urban farm and education center              | Organize and coordinate community volunteers in farming, gardening and education programming                                    |

<sup>5</sup><http://ceet.upenn.edu/target-communities/target-communities-west-philadelphia/>

<sup>6</sup>[http://media.inquirer.com/storage/special\\_projects/Philadelphia\\_lead\\_risk\\_map.html](http://media.inquirer.com/storage/special_projects/Philadelphia_lead_risk_map.html)



JASTECH Development Services, Inc  
USEPA Brownfield Cleanup Grant Application - RFA NO: EPA – OLEM-OBLR-20-07  
Lancaster Avenue, Philadelphia, PA

| Partner Name   | Contact (name email and phone)   | 2.b.i) Project Involvement  | 2.b.ii) Project Role  |
|--|--|---|---|
| Wynnefield Overbrook Revitalization Corporation (WORC) | Gerald Murphy<br>Executive Director<br><a href="mailto:Gmurph01@sju.edu">Gmurph01@sju.edu</a><br>(610)660-1241                 | Collaborate on plans for redevelopment of lot at 6150 to be repurposed as commercial property | Advise on business development and workforce development initiatives  |
| The Natures Conservancy (TNC)                          | Julie Ulrich<br>Director<br><a href="mailto:julrich@TNC.ORG">julrich@TNC.ORG</a><br>(301) 661-0915                             | Contribute to funding for procurement and assessment  | Advise on sustainable food production and environmental justice initiatives   |
| Jefferson University                                   | Radika Baksar<br>Professor<br><a href="mailto:Radika.Bhaskar@jefferson.edu">Radika.Bhaskar@jefferson.edu</a><br>(510) 604-7849 | Support community-engagement and evidence-based practices for environmental sustainability    | provide data and academic resources that promotes sustainability for urban farm, educational center and fresh food market |
| DEP/ Land Recycling Program                            | John Gross<br>Environmental Chemist<br><a href="mailto:johngross@pa.gov">johngross@pa.gov</a><br>(717) 783-7502                | Provide support and guidance from State perspective   | Provide guidance on state cleanup levels to contractor, and enrollment in DEP's voluntary cleanup program                 |

**2.b.ii. Incorporating community input**

JASTECH invited EPA representatives from Region III in October 2019 and February 2020 to attend two public meetings to educate the community about brownfields program funding opportunities and explore potential revitalization strategies for the sites. In early August 2020, JASTECH announced to the public their intention to submit a cleanup grant application to EPA. The announcement was published Oct 6, 2020 in the Philadelphia Sunday Sun and on the JASTECH's website seeking public comments on the recommended cleanup plan and input on the redevelopment of the two properties.

A public meeting was held on October 7th, 2020 at JASTECH's education center and per COVID-19 Safety Guidelines, the public meeting was also simultaneously held virtually on the Zoom platform. Noting that many residents have digital access limitations, printed copies of the plan were made available for review in our office while following COVID safety guidelines. The public meeting hosted three attendees and no attendees on the zoom platform. The community will be invited to participate and contribute to programming at the urban farm, training center and fresh produce market during quarterly meetings and information sessions throughout the cleanup of the sites. Local residents will be invited to participate in visioning sessions on the final designs of the final reuse and plans of the site. Quarterly public meetings (in person or virtual) will be held, with information provided in easy-to-understand fact sheets and project summaries that can then be posted on the organization's website, social media platforms and the quarterly newsletter to update the community on the progress of the cleanup. These easily accessible, low-tech and easy-to-read communication methods will ensure elderly residents can access and understand project activities and are kept up to date on project advancements. Sign-in sheets for follow-up communication will be kept at each quarterly meeting, with public comments and input documented, and incorporated (if applicable) into the project. All information will be written in English, the primary language spoken by over 99.5% of the local population. To facilitate inclusive participation, information will be made available in non-digital formats to accommodate residents with limited internet access and/or technology skills.



The listed project partners will constitute a task force that will meet quarterly to review project progress reports, ensure project status is being communicated with the local community, and promote the project throughout the West Philadelphia District. Additional local community engagement will be sought, as appropriate, in each phase of the project. The Task Force will work with consultants and key stakeholders to ensure that assessments, and remedial and reuse plans are integrated with broader 2035 revitalization plans.

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

#### **3.a. Proposed Cleanup Plan**

The proposed cleanup plan for each of the two targeted sites (6122 and 6150 Lancaster Ave) is excavation with disposal of contaminants.

#### **3.b. Description of Tasks/Activities and Outputs**

##### **3.b.i. Project implementation**

|  |
|--|
| <b>Task/Activity 1: Project Management</b>   |
| <i>Project Implementation:</i> Project management and oversight, cooperative agreement completion, and all required quarterly and final reporting will be conducted by JASTECH. JASTECH will solicit and review bids from qualified and licensed environmental professional contractors who will carry the specific remediation fields of services required for this project. Contractors will be selected, in accordance to federal guidelines, based on their expertise and understanding of the project goals. The project manager from JASTECH will participate in 4 conferences in the 3-year project period. |
| <i>Anticipated Project Schedule:</i> Month 1 to Month 36   |
| <i>Task/Activity Lead:</i> Jerome Shabazz, Executive Director of JASTECH   |
| <i>Outputs:</i> 12 quarterly project reports, 12 financial status reports, participation in 3 brownfield conference events   |
| <b>Task/Activity 2: Community Involvement and Engagement</b>   |
| <i>Project Implementation:</i> The Project Task Force and JASTECH will lead community engagement efforts, assisted by remediation contractors as needed. Quarterly public meetings and updates to social media and websites, newsletters, and articles for media updates are included in this task. Also included will be community volunteer opportunities as appropriate.  |
| <i>Anticipated Project Schedule:</i> Month 1 through Month 36  |
| <i>Task/Activity Lead:</i> Jerome Shabazz, Project Task Force  |
| <i>Outputs:</i> 12 task force meetings, 12 newsletter updates, 3 articles for media updates, 3 community volunteer opportunities   |
| <b>Task/Activity 3: Remediation Activities</b>   |
| <i>Project Implementation:</i> JASTECH & selected contractor, Task Force Contractor for removal actions for 6150 and 6122.   |
| <i>Anticipated Project Schedule:</i> Month 9 through Month 34  |
| <i>Task/Activity Lead:</i> QEP, Jerome Shabazz   |
| <i>Outputs:</i> 1 Health and Safety Plan, 1 Final Report on remediation activities.  |
| <b>Task/Activity 1: Reuse Planning</b>   |
| <i>Project Implementation:</i> Initially develop conceptual designs, vision boards, charrettes of the land reuse will be finalized during the 3 <sup>rd</sup> year of this project, incorporating input from the Project Task Force and the local community, compiled as part of Task/Activity 2. A contractor with proven   |



JASTECH Development Services, Inc  
USEPA Brownfield Cleanup Grant Application - RFA NO: EPA – OLEM-OBLR-20-07  
Lancaster Avenue, Philadelphia, PA

expertise will be hired to conduct this task. Finalized plans will be used to complete the development of the urban farm, training center, and fresh food market.

*Anticipated Project Schedule:* Month 25 through Month 36

*Task/Activity Lead:* Jerome Shabazz, QEP, and Project Task Force

*Outputs:* development of 2 Reuse plans for both sites. finalized plans

### 3.c. Cost Estimates

| Budget Categories  |   | Project Task Activities |                                      |                        |                |            |
|--|---|-------------------------|--------------------------------------|------------------------|----------------|------------|
|  |   | Project Manage.         | Community Involvement and Engagement | Remediation Activities | Reuse Planning | Total (\$) |
| Direct Costs   | Personnel   | 43,200                  | 20,750                               |                        |                | 63,350     |
|  | Fringe Benefits                                       | 7,344                   | 3,444                                |                        |                | 10,788     |
|  | Travel<br>(travel to brownfields-related conferences) | 2,202                   |                                      |                        |                | 2,202      |
|  | Supplies<br>(Items costing less than \$5K)            |                         | 3,200                                |                        |                | 3,200      |
|  | Contractual   | 83,550                  | 11,098                               | 213,300                | 15,000         | 322,948    |
| Total Direct Costs   |   | 136,296                 | 38,492                               | 213,300                | 15,000         | \$403,088  |
| Indirect Costs<br>(Administrative costs cannot exceed 5% of total requested) |   | 7,000                   | 5,000                                | 6,000                  | 2,000          | \$20,000   |
| Total Federal Funding  |   | 143,296                 | 43,492                               | 219,300                | 17,000         | \$423,088  |
| Cost Share   |   | 29,000                  | 34,000                               | 16,000                 | 7,000          | \$86,000   |
| Total Budget   |   | 172,296                 | 77,492                               | 235,300                | 24,000         | \$509,088  |

### Budget Justification

#### Task 1, Project Management

- Personnel Costs: 12% of Executive Directors time, 12% of @120,000/year \* 3 years = \$43,200
- Fringe benefits for Executive Director, 17% \* \$43,200 = \$7,344
- Travel costs for project manager to attend to Brownfields regional training (2), state conference and National BF Conference.
  - o (1) person @ \$1,032 for travel (regional and national) + \$1,170 for lodging = \$2,202
- Contract for Qualified Environment Professional (QEP) required for project management: \$83,550

#### Task 2, Community Involvement and Engagement

- Personnel Costs: 12% of Community Support Leader time @ \$45,000/year \* 3 years= \$20,750

- Fringe benefits for Community Support Leader, 17% \* 20,750= \$3,444
- Supplies: signage, handouts and materials for 4 community meetings = \$3,200
- QEP site characterizations @ \$3,400 + QEP Procurement of bid packages for contractor services @ \$3,200
- Contract for Site lab analysis

*Task 3, Remediation Activities*

- Contractual:
  - o QEP will develop storm water management, runoff and pollution controls for project site @ \$2,700
  - o Contractor selected from bid process will organize demolition and excavation removal actions at 6150 Lancaster Avenue @ \$85,000
  - o Contractor selected from bid process will organize excavation for removal actions at 6122 Lancaster Avenue @\$119,000

*Task 4, Reuse Planning*

- Contractual: Engineer/Planner @ \$15,000

The total cost of this project is \$509,0888. JASTECH is seeking **\$423,088** to assist, with the project. JASTECH will provide a 20% cost match (\$86,000) through in-kind personnel and indirect costs. Cleanup estimates are based on preliminary design analysis completed by a qualified engineer.

### **3d. Measuring Environmental Results**

To maintain steady progress throughout the grant period JASTECH along with the Qualified Environmental Professional (QEP) will monitor project activities for pace compliance and adherence to project plans. Monthly reports will be prepared to summarize specific outputs and outcomes such as those listed in 3.b. and will be systematically assessed throughout the project. Site activity will be documented through on-site visits, digital photography and written documentation. Work plans, cleanup actions, milestones, budget and schedule updates will be submitted quarterly/annually as required by EPA. All cleanup and redevelopment information will be entered into EPA's ACRES database. JASTECH also communicates progress publicly through social media website and media posts. Successful cleanup results will be evaluated and documented by PADEP.

#### **4 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **4.a. Programmatic capability**

##### **4.a.i. Organizational structure**

JASTECH Development Service, Inc has a strong track record for successfully managing large scale funded projects. The Executive Director of the JASTECH oversees all executive and operational aspects of project implementation. The Director of Finance manages the budgets and all fiscal matters for all projects. The executive director oversees an operations team that consists of five full and part-time project leads and coordinators responsible for grant writing and development; community education and workforce training, community engagement and outreach; and urban farming and environmental sustainability.

##### **4.a.ii. Description of key staff**

JASTECH's core team has the capacity, experience and talent to complete all technical, administrative and financial requirements of the grant:



**Jerome Shabazz** will serve as Project Manager (PM) on the Brownfields Cleanup project and is the Executive Director of JASTECH Development Services, Inc and the Overbrook Environmental Education Center. He has over 35-years in experience engineering, utility non-profit management. Mr. Shabazz has earned his Bachelor of Arts in Organization Management from Eastern University and his Master of Science in Environmental Protection & Safety Management from St. Joseph's University.

**Gloria Shabazz** is Finance Director for JASTECH Development Services, Inc and the Overbrook Environmental Education Center. She has over 35-years of fiscal management and financial planning experience in commercial, industrial and non-profit industries. She has earned her Bachelor of Arts degree in finance from Hunter College and her Master of Business Administration from Columbia University.

**Tavis Dockwiller**, is a licensed Landscape Architect & Ecological Planner and will serve a site coordinator and planner. Dockwiller was the planner for JASTECH's Targeted Brownfield Assessment (TBA) of the Overbrook Environmental Education Center. She earned her degree in Landscape Architecture from Pennsylvania State University and has her professional registrations from the American Society of Landscape Architecture (ASLA) and Registered Landscape Architecture (RLA) in PA, MD, NJ and NY.

**Alice Wright** will serve as Community Support Leader for the Brownfields Cleanup project and will be responsible for community outreach. She has over 30-years of environmental justice, equity and education experience working in Philadelphia and Chester PA communities. She is a Senior Environmental Justice Administrator at the Overbrook Environmental Education Center and prior to working at the Overbrook Center, she worked for 15-years at the PA Department of Environmental Protection's - Southeast Regional Office as an Environmental Advocate. Ms. Wright has a Bachelor of Arts degree in Management from Eastern College.

4.a.iii. Acquiring Additional Resources

JASTECH has demonstrated ability to acquire additional expertise and resources through strategic partnerships and collaborations with relevant stakeholder groups needed to successfully complete the project. The federal procedures outlined by EPA will be used to review and select a qualified environmental contractor to conduct the remediation.

4.b. **Past performance and Accomplishments**

4.b.i. N/A

4.b.ii. JASTECH Development Services, Inc has not received an EPA Brownfields grant but has received other federal or non-federal assistance agreements.

1) Purpose and Accomplishment

JASTECH has not received any EPA Brownfields grants but has received other federal grants which include: Site Development Grant (\$100K) from the Philadelphia Department of Commerce to acquire land for an educational center; Community Development Block Grant (\$200K) from the City of Philadelphia to restore a former shuttered industrial building for JASTECH; Stormwater Management Grant (\$235k) from the EPA to develop an on-site stormwater management plan and bioretention system at the Overbrook Environmental Education Center. All the grants were completed on time and met all programmatic outcomes and reporting criteria.

2) Compliance with Grant Requirements

The above grants were completed within the scheduled time frame, reports were submitted according to the workplan, and expected outputs and outcomes were achieved and documented. No corrective measures were necessary.



## **Appendix A**

### **THRESHOLD CRITERIOR RESPONCE**

### THRESHOLD CRITERIA RESPONSE

**1) Statement of Applicant Eligibility**

JASTECH Development Services is a 501(c)(3) tax exempt non-profit organization  
 IRS Tax Letter is attached. (EIN: 23-2943764)

**2) Previously Awarded Cleanup Grants**

The proposed sites have not received funding from previously awarded EPA Brownfields  
 Cleanup Grant.

**3) Site Ownership**

JASTECH is the registered owner for the two proposed sites.

**4) Basic Site Information**

|                              | Site 1                              | Site 2                    |
|------------------------------|-------------------------------------|---------------------------|
| <i>Name of Site</i>          | Overbrook Farm and Education Center | Overbrook Farmacy         |
| <i>Address of the Site</i>   | 6122 Lancaster Avenue               | 6150 Lancaster Avenue     |
| <i>Current Owner of Site</i> | JASTECH Development Services, Inc.  | JASTECH Enterprises, Inc. |

**5) Status of History of Contamination at the Site**

| <i>Question</i>  | Site 1: 6122 Lancaster Avenue   | Site 2: 6150 Lancaster Avenue  |
|--|---|--|
| <i>Is this site contaminated by hazardous substances or petroleum</i>        | No  | No   |
| <i>Operational history and current use(s) of site</i>                        | Previously a filling station, motorcycle repair facility, auto repair and storage facility<br>Current use: vacant | Previously occupied by a Building Supply and Construction Materials Company<br><br>Current use: vacant     |
| <i>Environmental concerns, if known</i>                                      | presence of semi-volatile organic hydrocarbon-related compounds (SVOCs) in soil samples.                          | presence of arsenic, lead, cadmium, chromium, copper, thallium, hydrocarbon-related compounds and vanadium |
| <i>How the site was contaminated, nature and extent of the contamination</i> | Contaminants from oils and metals left from auto facility   | Contaminants found in heating oil tank, storm gate, and building materials                                 |



**6) Definition of a Brownfields Site**

**Affirmation Statement:** JASTECH Development Services, Inc affirms that the two sites are not listed or proposed for listing on the National Priorities List, not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERLA; and c) not subject to the jurisdiction, custody or control of the U.S. government.

**7) Description of the Environmental Assessment Conducted at the Site**

|   | <b>Site 1: 6122 Lancaster Ave</b>               | <b>Site 2: 6150 Lancaster Ave</b>                    |
|---|---|--|
| Date of the Phase II report               | July 2019                                       | May 2006   |
| Type of environment assessments conducted | Geophysical survey<br>Soil boring investigation | Soil sampling<br>Water sampling<br>Asbestos sampling |

**8) Enforcement or Other Actions**

Affirmation Statement: There are no known ongoing or anticipated environmental enforcement or other actions related to the sites for which Brownfields Grant funding is sought.

**9) Property-specific Determination Information**

The sites do not require Property-Specific Determination.

**10) Description of Cleanup Authority and Oversight Structure**

JASTECH Development Services, Inc (JASTECH) affirms that the cleanup efforts at the Lancaster Avenue sites will comply with all applicable federal, state and local laws to ensure that the cleanup effort protects human health and the environment. Further:

- a. JASTECH commits to enrolling the Lancaster Avenue site into the PA Department of Environmental Protection's Voluntary Hazardous Site Cleanup Act (HSCA) to ensure that the work products required by the Lancaster Avenue sites are technically accurate and defensible.
- b. JASTECH will procure the services of a qualified and licensed environmental services/engineering firm with significant experience processing Lancaster Avenue sites.
- c. JASTECH will develop, distribute and advertise a technical request for proposal that is fully compliant with the competitive procurement provisions of 2 CFR §§ 200.317 through 200.326. The timing of this procurement will ensure that this technical expertise is in place prior to beginning cleanup activities.

- d. JASTECH will ensure that clean-up activities at the site will not require access to, or disturbance off, any of the neighboring properties. The property has been configured with a pipe stem that affords adequate frontage on the main highway and sufficient ingress and egress for vehicles and machinery to carry out the cleanup activities.

## **11) Community Notification Documentation**

### **a) The Draft Analysis of Brownfield Cleanup Alternatives (ABCA)**

The Draft Analysis of Brownfield Cleanup Alternatives (ABCA) is presented in as an Appendix of this Threshold Criteria Section of this application.

### **b) Community Notification Ad**

The Community Notification ad was posted on the Sunday Sun Newspaper's website, on the Sunday Sun's Community Notices (local news outlet) website and on Overbrook Environmental Education Center's website. Photo documentation of each of these announcements is presented in Appendix an of this Threshold Criteria Section of this application. As shown, the community notification ad clearly states:

- That a copy of this grant proposal, including the draft ABCA(s), are available for public review and comment;
- How to comment on the draft proposal;
- Where the draft proposal is located; and
- The date and time of a public meeting prior to the date of this proposal (October 7, 2020, at 5:30p.m.)

### **c) Public Meeting**

As advertised a public meeting was held at the Overbrook Environmental education Center on October 7, 2120 at 5:30p.m. There were 3 attendees from the public. In consideration of COVID-19 social distancing protocols, the public meeting simultaneously held virtually on a zoom portal. There were no attendees on-line.

### **d) Responses to Public Comment**

There were two comments from the public meeting: 1) Marvin Kingcade, Jr asked, "What is a Brownfields" Answer: *"A real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contamination"* and, 2) Bruce Wilson asked, "What are present notable activities and future uses of the site?" Answer: *"Currently, the OEEC is conducting a survey for a stormwater management master plan and in the future the site will be used as an urban farm and education center"*.



**e) Meeting Notes or Summary from Public Meetings**

There are no meeting notes or summary from the public meeting. Sign in sheet is attached in Appendix.

**12. Discussion of how the cost share will be met**

The statutory cost share will be met with a combination of dedicated funds and personnel in-kind services:

- a) The cost share will be sourced from funds dedicated by JASTECH funds. The cost share is calculated as \$86,000. This cost will be provided as in-kind personnel costs to administer the grant. This calculation is 20% of the overall grant request of \$423,088. Preliminary commitments for funding have been made and will be activated upon award of this grant. This will include the time of JASTECH's Executive Director, Jerome Shabazz, Office Administrator Alice Wright and Outreach Coordinator, Gennifer Rollins. Other in-kind services may be technical expertise with regards to stormwater management, native species plantings, invasive species control plans, reuse planning studies or other services that may be required. These services may be provided by JASTECH or other strategic partners to the grant. All other cost share commitments will be met through dedicated funds. All funds applied to the cost share will be carefully tracked and accounted for in full compliance with 2 CFR 200.306.

## **Appendix B**

IRS TAX EXEMPTION LETTER  
PA STATE CORPORATION



INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

**MAY 22 2007**

Date:

JASTECH DEVELOPMENT SERVICES INC  
6401 DREXEL RD  
PHILADELPHIA, PA 19151

Employer Identification Number:  
23-2943764

DLN:  
17053090823017

Contact Person:  
STEVE D DUVALLE ID# 31535

Contact Telephone Number:  
(877) 829-5500

Public Charity Status:  
170(b)(1)(A)(vi)

Dear Applicant:

Our letter dated OCTOBER 2002, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at [www.irs.gov](http://www.irs.gov).

If you have general questions about exempt organizations, please call our toll-free number shown in the heading.

Please keep this letter in your permanent records.

Sincerely yours,



Robert Choi  
Director, Exempt Organizations  
Rulings and Agreements

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF STATE

06/09/2019

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

I DO HEREBY CERTIFY THAT,

JASTECH DEVELOPMENT SERVICES, INC.

is duly registered as a Pennsylvania Non-Profit (Non Stock) under the laws of the Commonwealth of Pennsylvania and remains subsisting so far as the records of this office show, as of the date herein.

I DO FURTHER CERTIFY THAT this Subsistence Certificate shall not imply that all fees, taxes and penalties owed to the Commonwealth of Pennsylvania are paid.



IN TESTIMONY WHEREOF, I have hereunto set  
my hand and caused the Seal of the Secretary's  
Office to be affixed, the day and year above written

*Katlynn Bookman*

Acting Secretary of the Commonwealth

Certification Number: TSC190609140071-1

Verify this certificate online at <http://www.corporations.pa.gov/orders/verify>



PENNSYLVANIA DEPARTMENT OF STATE  
CORPORATION BUREAU  
ROOM 308 NORTH OFFICE BUILDING  
P.O. BOX 8722  
HARRISBURG, PA 17105-8722

340

JASTECH DEVELOPMENT SERVICES, INC.

THE CORPORATION BUREAU IS HAPPY TO SEND YOU YOUR FILED DOCUMENT. PLEASE NOTE THE FILE DATE AND THE SIGNATURE OF THE SECRETARY OF THE COMMONWEALTH. THE CORPORATION BUREAU IS HERE TO SERVE YOU AND WANTS TO THANK YOU FOR DOING BUSINESS IN PENNSYLVANIA. IF YOU HAVE ANY QUESTIONS PERTAINING TO THE CORPORATION BUREAU, CALL (717) 787-1057.

ENTITIES THAT ARE CHARITIES AND SOLICIT FUNDS SHOULD CONTACT THE BUREAU OF CHARITABLE ORGANIZATIONS FOR REGISTRATION REQUIREMENTS AT DEPARTMENT OF STATE, BUREAU OF CHARITABLE ORGANIZATIONS, SUITE 300 124 PINE STREET, HARRISBURG, PENNSYLVANIA 17101 (717) 783-1720 OR 1-800-732-0999 WITHIN PENNSYLVANIA.

ENTITY NUMBER: 2791398

MICROFILM NUMBER: 09794

1109-1110

JEROME SHABAZZ  
438 E ALLENS LN  
PHILADELPHIA PA 19119

## **Appendix C**

### **PUBLIC NOTICE ATTENDANCE SHEET**



## **Public Notice of EPA Brownfields Cleanup Grant Application by Overbrook Environmental Education Center**

Overbrook Environmental Education Center (OEEC) is announcing plans to submit a cleanup grant application to the Environmental Protection Agency (EPA) for cleanup of the Overbrook Urban Farm Project located at 6122 and 6150 Lancaster Avenue, Philadelphia, PA 19151. This property has had environmental assessment activities performed in the past, including a Phase I Environmental Site Assessment results indicate the presence of oil and other car product spillage that contaminated the land from previous auto parts storage and parking lot. These environmental impacts require remediation prior to building rehabilitation.

This application is requesting EPA funds to help fund cleanup activities on the site. The EPA encourages public participation in these applications to ensure the local community is being informed and allowed to comment and provide input into the project.

As part of Overbrook Environmental Education Center's community interaction efforts, the public is invited and encouraged to review and comment on proposed cleanup plans. A summary of the project and proposed activities, and an Analysis of Brownfield Cleanup Alternatives, will be made available on October 7, 2020 during a public meeting hosted by OEEC. The meeting will take place at the OEEC, located at 6134 Lancaster Avenue, Philadelphia, PA 19151 at 5:30 p.m., and due to the COVID 19 pandemic, will be on-line at the following:

<https://zoom.us/j/99047250973?pwd=NGZNdTdBOVZXdkFUdGU2WXh0TkI2Zz09>

These materials will also be available for public review through October 7, 2020 at the Overbrook Environmental Center (OEEC) offices at 6134 Lancaster Avenue, Philadelphia, Pa 19151 and on-line on our website at <https://overbrookcenter.wixsite.com/overbrook>. For questions or additional information, please contact Alice Wright at (215) 879-7770, during normal working hours.

###

Date: October 7, 2020

## EPA Brownfield Grant Clean up Public Meeting

6134 Lancaster Avenue, Philadelphia PA 19151

| Name                | Email / Phone                | Organization     |
|---------------------|------------------------------|------------------|
| GERMAINE EDWARDS    | GEDWARDS@OVERBROOKCENTER.ORG | JTstech/OEEC     |
| Marvin Kingcade     | [REDACTED]                   | KSG              |
| Bruce Wilson        | [REDACTED]                   | KSG              |
| MARVIN KINGCADE III | [REDACTED]                   | KSG              |
| Jerome Shubert      | [REDACTED]                   | Overbrook Center |
|                     |                              |                  |
|                     |                              |                  |
|                     |                              |                  |
|                     |                              |                  |

Due to the Center for Disease and Control (CDC) and PA State Standards for COVID 19 Safe Practices, all attendees of this building must WEAR MASK, SOCIAL DISTANCE and HAND WASH as required





**Public Notice of EPA Brownfields Cleanup  
Grant Application by Overbrook  
Enviromental Center**

[Share on Twitter](#)

Twitter Share Pin Email

Public Notice of EPA Brownfields  
Cleanup Grant Application by  
Overbrook Environmental Education Center

Overlook Environmental Education Center (OEEC) is announcing plans to submit a federal grant application to the Environmental Protection Agency (EPA) for cleanup of the Overlook Urban Farm Project located at 6122 and 6183 Lancaster Avenue, Philadelphia, PA 19151. This property has had environmental assessment activities performed in the past, including a Phase I Environmental Site Assessment results indicate the presence of oil and other car product spillage that contaminated the land from previous auto parts storage and parking lot. These environmental impacts require remediation prior to building rehabilitation.

The application is requesting EPA funds to help fund cleanup activities on the site. The EPA encourages public participation in these applications to ensure the local community is being informed and allowed to comment and provide input into the project.

As part of Chesapeake Environmental Education Center's community interaction efforts, the public is invited and encouraged to review and comment on proposed cleanup plans. A summary of the project and proposed activities, and an Analysis of Beneficial Cleanup Alternatives, will be made available on October 7, 2020 during a public meeting hosted by CEEC. The meeting will take place at the CEEC, located at 6134 Lancaster Avenue, Philadelphia, PA 19151 at 6:30 p.m. and due to the COVID 19 pandemic, will be on-line at the following:

These materials will also be available for public review through October 7.

## RECENT NEWS

**San Antonio**

TWITTER TIGHTENS LIMITS ON CANDIDATES AHEAD OF U.S. ELECTION



## Summary

## SHOULD WE REALLY GET 10,000 STEPS A DAY?



Copyright © 2004 John Wiley & Sons, Inc.  
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without permission in writing from John Wiley & Sons, Inc.

**Environment:**

SUNRISE. G) SPEAKS... I LOVE  
YOU, BLACK MAN.



Managing Editor Teresa A. Emerson - [publisher@philasun.com](mailto:publisher@philasun.com)  
Leah Fletcher, Account Executive

## **Appendix D**

DRAFT ABCAs  
6122 Lancaster Avenue  
6150 Lancaster Avenue



## ***Draft***

# **Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation for 6122 Lancaster Avenue, Phila, PA 19151**

**Prepared for  
JASTECH Development Services Inc.  
Overbrook Environmental Education Center**

## **I. Introduction & Background**

### **a. Site Location (*address*)**

The site is located at **6122 Lancaster Avenue**, Phila, PA 19151 (herein referred to as “the Site”) and accessed through a driveway that extends from Lancaster Avenue past a Laundromat that abuts the property to **6150 Lancaster Avenue** (also, adjoined with this ABCA) at the northwest. The Site is abutted by residential row housing to the east, south and southwest. To the north of the property are commercial adjoining properties which are located off of Lancaster Avenue. Properties include a KFC Restaurant, D.J. Laundromat, and Hunan’s Palace Chinese Food Place.

### **b. Previous Site Use(s) and any previous cleanup/remediation**

A records review of the Site indicates that a filling station had historically been located on the northern part of the property, before it became an automotive repair facility. The Site is Parcel No / Tax ID: 070N070095, consisting of 1.0 acres parcel of commercial real estate (6122 Lancaster Avenue, Philadelphia, PA 19151), in a mix-use neighborhood. The property under assessment consists of a one-acre vacant lot with a single one-story vacant garage.

The Site is was the location of a Construction Storage yard that stored trucks, trailers, pumps, drills, front-end loaders and storage containers. The Site was owned by Vincio Tinari Construction from 1998 to 2015. Thereafter, the Site was used as an automotive storage, repair and scrape metal yard, operated between 2016 to 2019 by the Superior Automotive Company of Philadelphia.

According to a July 2009, Environmental Site Assessment conducted by Pennoni Associates Inc., surface soil and floor staining was observed in numerous locations. These stains were associated with motor oil, transmission fluid and oil throughout the property and concluded that “adverse impacts to the surface and subsurface soils and/or groundwater may exist.” Pennoni also stated that the presence of the Lancaster Avenue BROWNFIELD site located (6150 Lancaster Avenue) to the north of the Site.

**c. Site Assessment Findings** *(briefly summarize the environmental investigations that have occurred at the Site, including what the Phase I and Phase II assessment reports revealed in terms of contamination present, if applicable)*

At the request of the Overbrook Environmental Education Center, a Phase I Environmental Site Assessment was conducted in April 2019 by West Chester Environmental, Inc. A database search did not identify the Property as known or suspect potentially contaminated source at which the presence of petroleum hydrocarbons and other chemicals of concern will pose potential Vapor Intrusion Condition (pVIC) on the Property.

The database search identified other properties within the area of concern (i.e., the approximate minimum search distances specified by ASTM E 2600-10) as known or suspect potentially contaminated sources (Auto Repair Shops, leaking underground storage tanks, etc.) at which the presence of petroleum hydrocarbons and other chemicals of concern might pose potential Vapor Intrusion Condition (pVIC) on the Site.

In summer 2019, West Chester Environmental conducted Phase II site assessment activities to evaluate the extent of contamination at the Site. Six soil borings were advanced in the area surrounding the vacant garage, and two samples were collected from each boring. Additionally, a geotechnical investigation using ground penetrating radar was undertaken to locate existing utilities and a potential UST. No UST was located.

On May 16, 2019 WCE and its' contractor conducted soil borings in order to determine the type of subsurface materials present, the depth to drilling refusal (such as bedrock) and depth to ground water if present. Six borings were done, SB1 through SB6. The depth to drilling refusal in borings SB1, SB2, SB3, SB4 and SB5 ranged from 5.5 ft. to 7.5 ft. below ground. Boring SB6 ended at approximately 20 ft. below ground. WCE recorded field observations of soil composition, olfactory and visual observations, and photoionization detector (PID) responses to total Volatile Organic Compounds (VOCs) concentrations at approximately six-inch intervals and at horizons of suspected impacts.

Boring samples ranged from 5.5 fbgs (SB-5) to 20 fbgs (SB-6). Breathing space organic vapor background concentrations ranged from zero to 1.5 parts per million (ppm) on the PID. The highest PID readings were detected in soil boring SB-3 (see Figure 1: *Soil Borings Locations*), with a maximum reading of 257 ppm in the zero to four fbgs interval.

Soil samples SB-1 through SB-6 were analyzed for VOCs via USEPA Method 8260B, Semi-volatile Organic Compounds (SVOCs) via USEPA Method 8270D, and for lead via USEPA Method 6010. Six borings were conducted on the Site and two soil samples were collected from each boring. Samples were collected from soil horizons with the greatest likelihood of contamination based on field observations and PID readings.



One sample was collected from the 0-4ft. depth. The second sample from each boring was collected near the bottom of the boring. The soil samples were analyzed by a Pennsylvania-licensed laboratory for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and lead.

All sample results were compared against the maximum concentration levels (MCLs) established by the Pennsylvania Department of Environmental Protection (PADEP) for direct contact nonresidential soils. No VOCs were detected in any of the twelve soil samples. SVOCs were detected in four of the soil samples, SB2-0-4, SB2-5.5-6.5, SB3-0-4 and SB5-0-4. The SVOCs detected were hydrocarbon-related compounds:

- Benzo[a]anthracene
- Benzo[a]pyrene
- Benzo[b]fluoranthene
- Benzo [g,h,i] perylene Chrysene
- Indeno [1,2,3-cd] pyrene
- Pyrene

**d. Project Goal (*site reuse plan*)**

The planned reuse for the Site is an Environmental Education Center. The Overbrook Community does not have an open-space environmental center in this neighborhood. The Site use will include the demonstration of green stormwater infrastructure practices, urban farm and other outdoor activities and educational facilities. The nature and extent of contamination that may be encountered during the construction of this facility cannot be foreseen. If contaminants are encountered, this will create a delay in the construction of the project and an unforeseen cost for testing, cleanup, and restoration prior to restarting construction.

**II. Applicable Regulations and Cleanup Standards**

**a. Cleanup Oversight Responsibility (identify the entity, if any, that will oversee the cleanup, e.g., the state, Licensed Site Professional, other required certified professional).**

The cleanup will be overseen by Overbrook Environmental Education Center, under the oversight of the PA Department of Environmental Protection. In addition, all documents prepared for the Site are submitted to the PA DEP's Office of Land Recycling Program.

**b. Cleanup Standards for major contaminants (*briefly summarize the standard for cleanup e.g., state standards for residential or industrial reuse*)**

The Overbrook Environmental Education Center currently anticipates that the PA State standards for educational use will be used as the cleanup standards. However, it is possible that

risk-based cleanup standards will be generated for compounds of concern, in accordance with state regulations.

**c. Laws & Regulations Applicable to the Cleanup (*briefly summarize any federal, state, and local laws and regulations that apply to the cleanup*)**

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, state environmental law including the Pennsylvania Act 2 Land Recycling, Medium-Specific Concentration Statewide Health Standards, and Philadelphia regulations. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

In addition, all appropriate permits (*e.g.*, Pennsylvania (811) One-Call, soil transport/disposal manifests) will be obtained prior to the work commencing.

**III. Evaluation of Cleanup Alternatives**

**a. Cleanup Alternatives Considered (*minimum two different alternatives plus No Action*)**

To address contamination at the Site, three different alternatives were considered, including Alternative #1: No Action, Alternative #2: Capping, and Alternative#3: Excavation with Offsite Disposal.

**b. Cost Estimate of Cleanup Alternatives (*brief discussion of the effectiveness, implementability and a preliminary cost estimate for each alternative*)**

To satisfy EPA requirements, the effectiveness, Implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness

- Alternative #1: No Action is not effective in controlling or preventing the exposure of receptors to contamination at the Site and may create a project delay and additional cost that could threaten the construction of the planned Environmental Education Center.
- Alternative #2: Capping is an effective way to prevent recreational receptors from coming in direct contact with contaminated soil in the scrap metal and storage areas, if the cap is maintained. However, capping is not an effective way to control other exposures, such as the direct contact risks for residents and the vapor intrusion risk to the commercial worker from petroleum contamination from the decomposed automobile and tank storage areas. To mitigate the vapor intrusion risk, the capping alternative must include installation of a sub-slab depressurization system within the neighboring storage building. In addition, an institutional control (land use restriction) would need to be recorded on the deed to prevent residential use of the property (in order to meet the objective of eliminating direct contact pathways for residents).
- Alternative #3: Excavation with offsite is an effective way to eliminate risk at the Site, since contamination will be removed and the exposure pathways will no longer exist.



### Implementability

- Alternative #1: No Action is easy to implement since no actions will be conducted.
- Alternative #2: Although capping is less expensive than excavating soils and disposing of them offsite, Alternative #2 (Capping) would require ongoing monitoring and maintenance of the cap, the installation and maintenance of a sub-slab depressurization system to mitigate vapor intrusion risks, and implementation of land use restrictions hence, making it more difficult to implement than Alternative#3 (Excavation and Offsite Disposal).
- Alternative #3: Excavation with Offsite Disposal is moderately difficult to implement. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill) are anticipated. However, ongoing monitoring and maintenance will not be required following excavation and offsite disposal.

### Costs

- There will be no costs under Alternative #1: No Action
- It is estimate that Alternative #2 Capping Costs will be on the order of \$172,000.
- Alternative #3: Excavation with Offsite Disposal is estimated to cost roughly 340.000 (\$250,00 for 6122 Lancaster and \$90,000 at 6150 Lancaster Avenue)

### **c. Recommended Cleanup Alternative**

- The recommended cleanup alternative is Alternative #3: Excavation with Offsite Disposal. Alternative #1: No Action cannot be recommended since it does not address site risks. Alternative #2: Although capping is less expensive than excavating soils and disposing of them offsite, Alternative #2 Capping would require ongoing monitoring and maintenance of the cap, the installation and maintenance of a sub-slab depressurization system to mitigate vapor intrusion risks, and implementation of land use restrictions hence, making it more difficult to implement than Alternative #3 Excavation and Offsite Disposal.

***Draft***

**Analysis of Brownfields Cleanup Alternatives – Preliminary  
Evaluation for 6150 Lancaster Avenue, Phila, PA 19151**

**Prepared for**

**JASTECH Development Services Inc.  
Overbrook Environmental Education Center**

**I. Introduction & Background**

**a. Site Location (*address*)**

The site is located at **6150 Lancaster Avenue**, Phila, PA 19151 (herein referred to as “the Site”). The Site abuts the property to **6122 Lancaster Avenue** (also, adjoined with this ABCA) at the northwest. The Site is located on a one-acre property frontage that runs along Lancaster Avenue in the City of Philadelphia. The lot is rectangular and consist of a vacant building and fenced-in yard adjacent to Sal’s Seafood restaurant. The building located at 6150 Lancaster Avenue, is approximately, 60 feet by 140 feet and is bordered by Lancaster Avenue to the northeast, the D.J Laundromat and Hunan Palace to the southeast, abutted by residential row housing to the south and southwest, and a bus and trolly station to the northwest, with is operated by the Southeast Pennsylvania Transportation Authority (SEPTA). Across from the property is a Citgo Gas Station, United Auto Repair, a UHAUL rental agency, and a Body Central Collision Auto Repair Shop.

**b. Previous Site Use(s) and any previous cleanup/remediation**

A records review of the Site indicates that historically the Reilly’s Quarry, a supermarket and building supply company has been located on the northwest part of the property at 6150 Lancaster Avenue. This Site is Parcel No. Tax ID: 34132810 at Longitude 75.24° and Latitude 39.98°. The current vacant building at 6150 Lancaster Avenue and the fenced-in yard were previously occupied by the Philadelphia Building Supply Company, Inc., and operated as a building supply business providing such items as gravel, sand, stone, lumber, brick, concrete, pesticides, and building supplies. Prior to operations by the Philadelphia Building Supply, Inc the facility was an A & P (Atlantic & Pacific) Supermarket.

According to a May 2006, Environmental Site Assessment conducted by Tetra Tech EM Inc., of Boothwyn PA, Tetra Tech at the request of the Overbrook environmental Education Center compared site-specific results to EPA’s Region II’s residential risk-based concentrations (RBCs) as part of the risk-based screening process in order to identify contaminants of potential health concerns that may require further evaluation.



**c. Site Assessment Findings** *(briefly summarize the environmental investigations that have occurred at the site, including what the Phase I and Phase II assessment reports revealed in terms of contamination present, if applicable)*

At the request of the Overbrook Environmental Education Center, Safety Management Consultants, LLC (Safety Management) of Cherry Hill, New Jersey performed a Phase I Environmental Site Assessment (ESA) in 2002. A Phase II Environmental Site Assessment was performed at this location by Tetra Tech EM Inc., of Boothwyn, PA. in 2006. In the vacant building, Tetra Tech sampled for transformer oil, asbestos-containing materials (ACM), roofing materials, surface and subsurface soils; and, sediment in the outdoor storm grate. The Site analysis was for Target Analyte List Metals (TAL), TAL Metals/Pesticides/PAH; TAL Metals/PCBs/Chlorobenzenes; and Asbestos by polarized light microscopy (PLM).

Tetra Tech collected surface samples from the basement; subsurface soil samples from infiltration test pits (in the parking lot area); surface soil samples and a storm grate sample from the south of the Site; asbestos sampling from pieces of materials from floor tile, wall plaster, and roofing materials from 6150 Lancaster Avenue. Tetra Tech subcontractor, Ferric Construction used on backhoe, decontamination metal pan and water truck to dig test pits. Each test pit was approximately 3 to 4 feet in diameter and 36" in depth and collected subsurface soil samples of native soils mixed with stone and rock pieces.

**d. Project Goal (site reuse plan)**

The planned reuse for the Site is an Environmental Education Center. The Overbrook Community does not have an open-space environmental center in this neighborhood. The Site use will include the demonstration of green stormwater infrastructure practices, urban farm and other outdoor activities and educational facilities. The nature and extent of contamination that may be encountered during the construction of this facility cannot be foreseen. If contaminants are encountered, this will create a delay in the construction of the project and an unforeseen cost for testing, cleanup, and restoration prior to restarting construction.

**II. Applicable Regulations and Cleanup Standards**

**a. Cleanup Oversight Responsibility (identify the entity, if any, that will oversee the cleanup, e.g., the state, Licensed Site Professional, other required certified professional).**

The cleanup will be overseen by Overbrook Environmental Education Center, under the oversight of the PA Department of Environmental Protection. In addition, all documents prepared for the Site are submitted to the PA DEP's Office of Land Recycling Program.

**b. Cleanup Standards for major contaminants (briefly summarize the standard for cleanup e.g., state standards for residential or industrial reuse)**

The Overbrook Environmental Education Center currently anticipates that the PA State standards for educational use will be used as the cleanup standards. However, it is possible that risk-based cleanup standards will be generated for compounds of concern, in accordance with state regulations.

**c. Laws & Regulations Applicable to the Cleanup (*briefly summarize any federal, state, and local laws and regulations that apply to the cleanup*)**

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, state environmental law including the Pennsylvania Act 2 Land Recycling, Medium-Specific Concentration Statewide Health Standards, and Philadelphia regulations. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits (*e.g.*, Pennsylvania (811) One-Call, soil transport/disposal manifests) will be obtained prior to the work commencing.

### **III. Evaluation of Cleanup Alternatives**

**a. Cleanup Alternatives Considered (*minimum two different alternatives plus No Action*)**

To address contamination at the Site, three different alternatives were considered, including Alternative #1: No Action, Alternative #2: Capping, and Alternative#3: Excavation with Offsite Disposal.

**b. Cost Estimate of Cleanup Alternatives (*brief discussion of the effectiveness, implementability and a preliminary cost estimate for each alternative*)**

To satisfy EPA requirements, the effectiveness, Implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness

- Alternative #1: No Action is not effective in controlling or preventing the exposure of receptors to contamination at the Site and may create a project delay and additional cost that could threaten the construction of the planned Environmental Education Center.
- Alternative #2: Capping is an effective way to prevent recreational receptors from coming in direct contact with contaminated soil in the scrap metal and storage areas, if the cap is maintained. However, capping is not an effective way to control other exposures, such as the direct contact risks for residents and the vapor intrusion risk to the commercial worker from petroleum contamination from the decomposed automobile and tank storage areas. To mitigate the vapor intrusion risk, the capping alternative must include installation of a sub-slab depressurization system within the neighboring storage building. In addition, an institutional control (land use restriction) would need to be recorded on the deed to prevent residential use of the property (in order to meet the objective of eliminating direct contact pathways for residents).



- Alternative #3: Excavation with offsite is an effective way to eliminate risk at the Site, since contamination will be removed and the exposure pathways will no longer exist.

#### Implementability

- Alternative #1: No Action is easy to implement since no actions will be conducted.
- Alternative #2: Although capping is less expensive than excavating soils and disposing of them offsite, Alternative #2 (Capping) would require ongoing monitoring and maintenance of the cap, the installation and maintenance of a sub-slab depressurization system to mitigate vapor intrusion risks, and implementation of land use restrictions hence, making it more difficult to implement than Alternative#3 (Excavation and Offsite Disposal).
- Alternative #3: Excavation with Offsite Disposal is moderately difficult to implement. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill) are anticipated. However, ongoing monitoring and maintenance will not be required following excavation and offsite disposal.

#### Costs

- There will be no costs under Alternative #1: No Action
- It is estimate that Alternative #2 Capping Costs will be on the order of \$172,000.
- Alternative #3: Excavation with Offsite Disposal is estimated to cost roughly 340.000 (\$250,00 for 6122 Lancaster and \$90,000 at 6150 Lancaster Avenue)

#### **c. Recommended Cleanup Alternative**

The recommended cleanup alternative is Alternative #3: Excavation with Offsite Disposal. Alternative #1: No Action cannot be recommended since it does not address site risks. Alternative #2: Although capping is less expensive than excavating soils and disposing of them offsite, Alternative #2 Capping would require ongoing monitoring and maintenance of the cap, the installation and maintenance of a sub-slab depressurization system to mitigate vapor intrusion risks, and implementation of land use restrictions hence, making it more difficult to implement than Alternative #3 Excavation and Offsite Disposal.

## **Appendix E**

### **PROPERTY OWNERSHIP VERIFICATION**



# Deed

BRT # 88-2-9670-30

Morris Park Congregation  
of Jehovah's Witnesses

TO

JASTECH Development Services, Inc.

PROPERTY:

6122 Lancaster Avenue, Phila PA 19151

Neshaminy Abstract LLC  
220 Farm Lane  
Doylestown, PA 18901  
215-348-1848





**Prepared by and Return to:**

**Neshaminy Abstract LLC**

**220 Farm Lane**

**Doylestown, PA 18901**

**Phone: 215-348-1848, Fax: 215-348-7171**

**File No. F86229**

**BRT # 88-2-9670-30**

**This Indenture**, made the 22<sup>nd</sup> day of July, 2019.

**Between**

**LEROY GARVIN, SR., TRUSTEE AND ALVAH J. BROWN, SR. AND ERIC M. BROWN  
SUBSTITUTE TRUSTEES FOR JUDGE B. MORGAN SR. AND TYRON CREDLE,  
TRUSTEES FOR THE MORRIS PARK CONGREGATION OF JEHOVAH'S  
WITNESSES, UNDER A CERTIFICATE OF APPOINTMENT OF SUBSTITUTE  
TRUSTEES DATED MARCH 25, 2018**

(hereinafter called the Grantor), of the one part, and

**JASTECH DEVELOPMENT SERVICES, INC.**

(hereinafter called the Grantee), of the other part,

**Witnesseth** that in consideration of the sum off **Two Hundred Seventy-Nine Thousand And 00/100** Dollars (\$279,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors and assigns,

**Street Address: 6122 Lancaster Avenue, Philadelphia, PA 19151**

**ALL THAT CERTAIN** tract or piece of land, **SITUATE** in Thirty-fourth Ward of the City of Philadelphia and described as follows to wit:

**BEGINNING** at a point on the Southwesterly side of Lancaster Avenue (eighty feet wide) at the distance of two hundred eighty four feet, four inches Northwestwardly from the Southwesterly side of Sixty-first Street (sixty feet wide); thence extending South Twenty five degrees, forty seven minutes, thirty one seconds West One hundred fifty feet to a point; thence extending South Sixty four degrees, twelve minutes, twenty nine seconds East two hundred eight feet to a point; thence extending South thirty four degrees, ten minutes, fifty five and two tenth seconds East thirteen feet, five inches to a point; thence extending South fifty five degrees, forty nine minutes, four and eight tenth seconds West three hundred sixty two feet, five inches to a point; thence extending North thirty four degrees, ten minutes, fifty five and two tenth seconds West forty feet to a point, thence extending North fifty five degrees, forty nine minutes, four and eight tenth seconds East Nine feet, eight inches to a point; thence extending North twenty four degrees, forty four minutes, forty eight seconds East one hundred ninety three feet, nine inches to a point; thence extending North thirty five degrees, thirty one minutes, twenty four seconds West Twenty four feet, six and five eights inches to a point; thence extending North twenty five degrees, forty seven minutes, thirty one seconds East two hundred thirty six feet, seven and one eighth inches to a

point on the Southwesterly side of Lancaster Avenue aforesaid thence extending South Sixty four degrees, twelve minutes, twenty nine seconds East along the said side of Lancaster Avenue Sixteen feet, Seven and one half inches to the first mentioned point place of beginning.

**BEING NO. 6122 Lancaster Avenue**

**TOGETHER** with the free and common use, right, liberty and privilege of 16 feet wide driveway, said driveway leading Southwestwardly into 62nd Street and partly bounding the hereinabove described premises along the Southerly side thereof, as and for passageways and watercourses at all times hereafter, forever.

**BRT #88-2-9670-30**

Being the same premises which Mortgage Investments, LLC by Deed dated 02/26/2010 and recorded 03/01/2010 in Philadelphia County as Document No. 52181313 conveyed unto Morris Park Congregation of Jehovah's Witnesses, in fee.

AND Being the same premises which Judge B. Morgan Sr., David Robinson and Leroy Garvin, Sr., Trustees for the Morris Park Congregation of Jehovah's Witnesses by Deed dated 05/25/2014 and recorded 05/27/2014 in Philadelphia County as Document No. 52785124 conveyed unto Judge B. Morgan Sr., Leroy Garvin, Sr. and Tyron Credle, Trustees for the Morris Park Congregation of Jehovah's Witnesses, in fee. (\$1.00 Consideration)

Being the same premises which Jewell Williams, Sheriff of the County of Philadelphia by Deed Poll dated 05/22/2014 and recorded 07/28/2014 in Philadelphia County as Document No. 52809840 conveyed unto Finite Developers, LLC , in fee.

AND in the matter of the City of Philadelphia vs.. Morris Park Congregation of the Jehovah's Witness, CP September 2014 #T0690, the said tax sale was overturned and Sheriff Deed recorded 07/28/2014 as Document #52809840 is hereby voided.

AND Reversal of Sheriff's Deed between the City of Philadelphia Dated 03/16/2016 and Recorded 06/28/2016 as Document No. 53076590.

AND Notice of Interest Recorded 01/12/2018 in Document No. 53314975.

**Together** with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

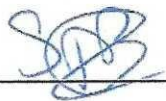


And the said, Trustees of the aforesaid covenants, promises and agrees to and with said Grantee, its heirs and assigns, that they, the said Trustees of the aforementioned, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.


In Witness Whereof, the said Grantor caused these presents to be duly executed the day and year first above written.

SEALED AND DELIVERED  
IN THE PRESENCE OF US:

**MORRIS PARK CONGREGATION OF  
JEHOVAH'S WITNESSES**

  
\_\_\_\_\_

By: Leroy Garvin, Sr. Trustee {SEAL}  
LEROY GARVIN, SR., TRUSTEE

  
\_\_\_\_\_

By: Alvah J. Brown, Sr. Trustee {SEAL}  
ALVAH J. BROWN, SR., TRUSTEE

  
\_\_\_\_\_

By: Eric M. Brown Trustee {SEAL}  
ERIC M. BROWN, TRUSTEE



Commonwealth of Pennsylvania } ss  
County of Montgomery

On this, the 22nd day of July, 2019, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **LEROY GARVIN, SR. AND ALVAH J. BROWN, SR. AND ERIC M. BROWN, TRUSTEES** known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

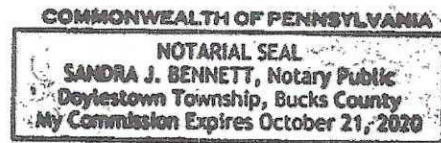
I hereunto set my hand and official seal.

Sandra J. Bennett  
Notary Public

The precise residence and the complete post office address of the above-named Grantee is:

6134 LANCASTER AVE  
PHILADELPHIA, PA. 19151

[Signature]  
On behalf of the Grantee



City of Philadelphia  
Records Department

Commonwealth of Pennsylvania - Notary Seal  
John T. Croke Jr., Notary Public  
Montgomery County  
My commission expires February 10, 2023  
Commission number 1218553  
Member, Pennsylvania Association of Notaries

File No. UA-1699

Parcel ID No. 34-2-132810

**This Indenture**, made the 25<sup>th</sup> day of November, 2002,

**Between**

**JOSEPH P. GIORDANO, JR. AND MARLENE R. GIORDANO, HUSBAND AND WIFE**

(hereinafter called the Grantors), of the one part, and

**JASTECH ENTERPRISES, INC.**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantors for and in consideration of the sum of **Five Hundred Thousand And 00/100 Dollars (\$500,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the 34<sup>th</sup> Ward of the City of Philadelphia, described according to a survey and plan of property made for Edward N. Adourian, Inc., agents, by Earl T. Boyer, Surveyor and Regulator of the 7<sup>th</sup> District dated 4/6/1972, to wit:

BEGINNING at a point on the Southwesterly side of Lancaster Avenue (80 feet wide) measured Northwestwardly along the said Southwesterly side of Lancaster Avenue the distance of 300 feet 11 ½ inches from the Southwesterly side of 61<sup>st</sup> Street (variable width); thence extending South 25 degrees, 47 minutes, 31 seconds West, along the Northwestery side of a 16 feet 7 ½ inch wide passageway (mentioned in deeds) which leads Southwestwardly from said Lancaster Avenue and passing trough a cinder block wall 236 feet 7 1/8 inches to a point; thence North 35 degrees, 31 minutes, 24 seconds West, 167 feet 7 3/8 inches to an angle point; thence North 35 degrees, 52 minutes, 51 seconds west, 32 feet 2 ¼ inches to a point; thence South 83 degrees, 40 minutes, 31 seconds West, passing partly through a retaining wall, 17 feet 2 inches to an angle point therein; thence North 64 degrees, 12 minutes, 29 seconds West, partly crossing said retaining wall, 5 feet 5 ½ inches to a point; thence North 25 degrees, 47 minutes, 31 seconds East, 150 feet 0 inches to a point on the said Southwesterly side of Lancaster Avenue; thence South 64 degrees, 12 minutes, 29 seconds East, along the said Southwesterly side of Lancaster Avenue, 195 feet 4 ½ inches to a point on the Northwestery side of said passageway, being the first mentioned point and place of beginning.



50576380

Pg: 2 of 5

12/11/2002 03:24PM



TOGETHER with the free and common use, right, liberty and privilege of a certain passageway for ingress, egress, and regress for pedestrian and vehicles over and along a passageway which begins on the Southwesterly side of Lancaster Avenue at the distance of 284 feet 4 inches Southwestwardly from the Southwesterly side of 61<sup>st</sup> Street with a frontage of 16 feet 7 ½ inches and extends of that width in length or depth Southwestwardly along the Southeasterly line thereof 236 feet 7 1/8 inches more or less and on the Northwesterly line thereof 236 feet 7 1/8 inches more or less.

SUBJECT to the cost of maintenance of said driveway to be borne by those having the right of use thereof.

Plot/Plan No. 70N7-96 Board of Revisions No. 34-2-132810 34<sup>th</sup> Ward

BEING the same premises which Arline Tinari by Indenture dated 12/9/99 and recorded 12/22/99 in the Office of the Recorder of Deeds in and for the County of Philadelphia in Document ID #50008794 granted and conveyed unto Joseph P. Giordano, Jr. and Marlene R. Giordano, husband and wife.

Street Address: 6130-50 Lancaster Avenue, Philadelphia, PA

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

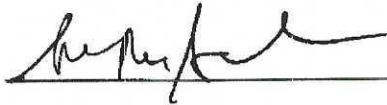
**And** the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

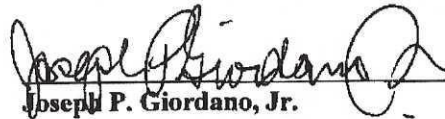
**Warrant and Foreber Defend.**


50576380  
Pg: 3 of 5  
12/11/2002 03:24PM

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:



 {SEAL}  
Joseph P. Giordano, Jr.

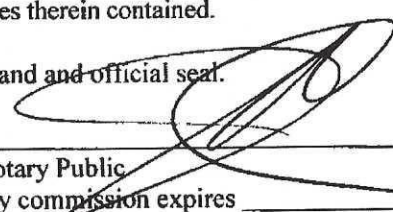


 {SEAL}  
Marlene R. Giordano

Commonwealth of Pennsylvania :  
County of Philadelphia : ss

On this, the 25th day of NOVEMBER, 2002, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Puta, the undersigned Officer, personally appeared **Joseph P. Giordano, Jr.** and **Marlene R. Giordano**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public  
My commission expires \_\_\_\_\_

The address of the above-named Grantee is:

1745 N. 6th St. Philadelphia, PA  
On behalf of the Grantee 19151

NOTARIAL SEAL  
JODY T. CURCILLO, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires September 11, 2004

File No. UA-1699

Record and return to:  
Urban Abstract, Inc.  
Constitution Place  
325 Chestnut Street  
Suite 910  
Philadelphia, PA 19106



50576380  
Pg: 4 of 5  
12/11/2002 03:24PM



Prepared by and Record and Return to:

David R. Augustin, Esq.  
Duane Morris LLP  
30 South 17<sup>th</sup> Street  
Philadelphia, PA 19103-4196

OPA Nos.: 88-2-0508-42 and 88-2-0508-44  
(Formerly Part of OPA No. 88-2-0508-40)

**CONFIRMATORY DEED**

**THIS CONFIRMATORY DEED** is dated April 14<sup>th</sup>, 2020 and is effective as of 4/14, 2020

**BETWEEN**

**JASTECH ENTERPRISES, INC.**, a Pennsylvania corporation having an address at 6136 Lancaster Avenue, Philadelphia, Pennsylvania 19151 ("**Grantor**"),

**AND**

**JASTECH ENTERPRISES, INC.**, a Pennsylvania corporation having an address at 6136 Lancaster Avenue, Philadelphia, Pennsylvania 19151 ("**Grantee**"),

**WITNESSETH**, that the said Grantor is the owner of certain premises formerly known as 6136-50 Lancaster Avenue, and formerly known as OPA No. 88-2-0508-40, in Philadelphia, Pennsylvania, and shown as Parcel "A" on Subdivision Plan for Proposed Subdivision Plan 6136-50 Lancaster Avenue, Philadelphia, PA 19151 34<sup>th</sup> Ward, by Urban Land Surveying LLC, project number 201878, dated July 28, 2018, last revised October 22, 2019 ("Subdivision Plan"),

**WHEREAS**, the Grantor obtained approval from the City of Philadelphia to subdivide into two parcels as shown as Parcel "B" and Parcel "C" on the Subdivision Plan and all as further described in Exhibit A, attached hereto and made a part hereof.

**WHEREAS**, the said Grantor desires to execute and record this instrument to confirm the subdivision of the premises into the two parcels described in Exhibit A attached hereto.

**NOW THIS INDENTURE WITNESSETH** that the said Grantor, for and in consideration of the sum of One and 00/100 Dollars (\$1.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, ratified and confirmed, and by these presents does grant, bargain and sell, ratify and confirm unto the said Grantee, its successors and assigns,



**ALL THAT CERTAIN** land described in Exhibit A, attached.

**BEING** the same premises conveyed by Joseph P. Giordano, Jr. and Marlene R. Giordano, husband and wife, by Indenture dated November 25, 2002 and recorded in the Department of Records in and for Philadelphia County, Pennsylvania on December 11, 2002, as Document No. 50576380, unto Jastech Enterprises, Inc., in fee.

**TOGETHER** with all and singular the buildings, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, its successors and assigns, in law, equity or otherwise, of, in and to the same, and every part thereof.

**UNDER AND SUBJECT** to any covenants, conditions, easements and restrictions as may appear of record.

**TO HAVE AND TO HOLD** the lot or piece of ground above described, with the improvements thereon erected, hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns to and for the only proper use and behoof of the Grantee, its successors and assigns, forever.

**UNDER AND SUBJECT** as aforesaid.

**THE GRANTOR**, for itself and its successors, does by these presents covenant, grant and agree to and with the Grantee, its successors and assigns, that it, the Grantor and its successors, all and singular the hereditaments and premises hereinabove described and granted, or mentioned, and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, against it, the Grantor and its successors, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same, or any part thereof, by through or under Grantor, but not otherwise, **SHALL AND WILL, UNDER AND SUBJECT AS AFORESAID, SPECIALLY WARRANT AND FOREVER DEFEND.**

**AND** the purpose of this Confirmatory Deed is to confirm the revised legal description of the premises pursuant to the Subdivision Plan.

**THIS TRANSFER IS EXEMPT** from transfer tax pursuant to 72 P.S. § 8102-C.3(4) and Philadelphia Code § 19-1405(4) as a deed which confirms the prior conveyances where full transfer tax was paid and where this transfer does not extend or limit existing record legal title or interest.

[Remainder of Page Intentionally Left Blank]

Exhibit A

Parcel B:

All that certain lot or piece of ground with the buildings and improvements erected thereon, situate in the 34th Ward of the City of Philadelphia and described according to subdivision plan made by Urban Land Surveying LLC, dated September 10, 2018 and last revised October 22, 2019 as follows:

Beginning at a point on the southwesterly side of Lancaster Avenue (legally open, 80 feet wide, on city plan) measured southeastwardly along the said southwesterly side of Lancaster Avenue, the distance of 140.000 feet from the southeasterly side of 62nd street (legally open, 60 feet wide, on city plan)

Thence extending southeasterly along the southwesterly side of Lancaster Avenue South 64 Degrees 12 Minutes 29 Seconds East, the distance of 66.600 feet to a point;

Thence extending, South 25 Degrees 47 Minutes 31 Seconds West, the distance of 147.000 feet to a point;

Thence extending South 10 Degrees 25 Minutes 00 Seconds West, the distance 23.367 feet to a point;

Thence extending, North 35 Degrees 31 Minutes 24 Seconds West, the distance of 27.887 feet to a point;

Thence extending North 35 Degrees 52 Minutes 57 Seconds West, the distance of 32.187 feet to a point;

Thence extending, South 83 Degrees 40 Minutes 31 Seconds West, the distance of 17.167 feet to a point;

Thence extending, North 64 Degrees 12 Minutes 29 Seconds West, the distance of 5.458 feet to a point;

Thence extending, North 25 Degrees 47 Minutes 31 Seconds East, the distance of 150.000 feet to a point on the southwesterly side of Lancaster Avenue, being the first mentioned point and place of beginning.

Containing in area 10,144.3 square feet or 0.23287 acres.

Being OPA No. 88-2-0508-44, 6150 Lancaster Avenue, Philadelphia Pennsylvania.

## **Appendix F**

### **FINANCIAL SUPPORT LETTERS**



January 23, 2019

JASTECH Development Services, Inc.  
6134 Lancaster Avenue  
Philadelphia, PA 19151

Attn: Jerome Shabazz

Re: Overbrook Environmental Education Center's Training & GSI program

On behalf of The Nature Conservancy (TNC), I would like to offer my support for OEC's intention to acquire the 6122 Lancaster Avenue parcel adjacent to their current education center. Acquiring this property will provide OEC the opportunity to expand their green stormwater infrastructure (GSI) project portfolio and utilize the land as a much-needed city training facility for GSI job market growth.

We are offering this letter of engagement to state that if the property is purchased for OEC's ownership, our Philadelphia Urban Conservation Program will partner with OEC to provide predevelopment services for the site to determine feasibility of GSI design options. If design opportunities exist, we will then help fund and facilitate the design and implementation of a comprehensive green stormwater infrastructure plan in collaboration with OEC staff and community members. We estimate funds needed to cover these activities at \$400,000. If the GSI opportunities exist, we are committed to helping provide community-centered stormwater management on this site from predevelopment through design and implementation. Together, we have identified multiple exciting opportunities to blend the work of OEC and TNC and are in active discussions to help make these opportunities a reality.

We highly value OEC's aim to develop projects that foster social cohesion, stewardship, and resilience through a variety of creative ways that reflect community needs and are enthusiastic about a partnership on projects for 6134 Lancaster Avenue that include the following:

- Utilizing green stormwater infrastructure opportunities on OEC properties to create localized job and training opportunities that can support community equity and ownership while adding natural infrastructure features to OEC's land portfolio that help achieve the City's ambitious stormwater management goals.
- Creating green career pipelines for West Philadelphia residents and community members.
- Identifying how nature-based solutions such as gardens, bioswales, trees, and parks can enhance quality of life for residents while increasing ecological and social well-being within West Philadelphia.

Like OEC, the Philadelphia Urban Conservation Program seeks to support the health of people, the environment, and our local economy in a just and equitable way. We feel that collaborating with OEC on the 6134 Lancaster Ave project once they acquire it will elegantly and meaningfully fulfill this intention.



30 S. 15<sup>th</sup> St.  
15<sup>th</sup> Floor  
Philadelphia, PA 19102

Tel (717) 232-6001  
[nature.org/pennsylvania](http://nature.org/pennsylvania)

Please feel free to contact me if there is any additional information that I can provide.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie", followed by a long horizontal line.

Julie Ulrich  
Director of Urban Conservation  
The Nature Conservancy  
30 S. 15<sup>th</sup> St. Philadelphia, PA 19102  
301.661.0915  
[julrich@tnc.org](mailto:julrich@tnc.org)



# **CITY OF PHILADELPHIA**

## **Department of Commerce**

**Harold T. Epps**  
**Director of Commerce**

**1515 Arch Street, 12<sup>th</sup> Floor**  
**Philadelphia, PA 19102**

**May 8, 2019**

**Jerome Shabazz**  
**Executive Director**  
**Overbrook Environmental Education Center**  
**JASTECH Development Services, Inc.**  
**6134 Lancaster Avenue**  
**Philadelphia, PA 19151**

**Dear Mr. Shabazz:**

**I am pleased to inform you that the City of Philadelphia has reserved One Hundred Thousand Dollars (\$100,000) from the Cultural and Commercial Corridors Fund to be provided as a grant for the acquisition of 6122 Lancaster Avenue.**

**The City's funding is to be used exclusively for costs associated with this acquisition and capital project. Release of funding through the Fund will be subject to compliance and conformance with the requirements of a Grant Agreement with the Philadelphia Authority of Industrial Development, the administrator of the Cultural and Commercial Corridors Fund.**

**I will contact you shortly to arrange a meeting to review the terms and conditions of your funding.**

**Sincerely,**

  
**Karen L. Fegely**

**Cc: Nicole Krippel**



**From:** Bridget Murphy <BMurphy@lisc.org>

**Sent:** Tuesday, July 16, 2019 7:35 PM

**To:** sbennett@neshaminyabstract.com

**Cc:** Kasmen, Andrew <andrew.kasmen@obermayer.com>; Jerome Shabazz  
<jshabazz@overbrookcenter.org>

**Subject:** FW: Acknowledgment of Receipt - Loan Approval Notification Letter - PA# 48461-0002 LMS  
#13891

My name is Bridget Murphy, and I am counsel to Local Initiatives Support Corporation (LISC). We will be providing a \$321,000 acquisition loan to JASTECH Development Services, Inc. for the real estate located at 6122 Lancaster Avenue, Phila, PA 19151. I understand you will be providing title for this transaction and have attached to this email a copy of LISC's title insurance requirements.

I am aware Borrower needs to close no later than July 31, 2019, in accordance with its Agreement of Sale, but in discussing with counsel, they would like to close sooner, if possible. Please let me know if that would be feasible on your end. I will be preparing draft loan documents and will provide to you a copy of the mortgage LISC is seeking be insured as a first priority lien.

I look forward to working with you on this transaction. Please let me know if you have any additional questions or comments.

**Bridget C. Murphy** | Assistant General Counsel

Local Initiatives Support Corporation

501 Seventh Avenue, 7<sup>th</sup> Floor

New York, New York 10018

(o) 212.455.9386 | (f) 212.682.8608

E-Mail: [bmurphy@lisc.org](mailto:bmurphy@lisc.org)



## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/26/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name: JASTECH Development Service, Inc

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

1507143630000

d. Address:

\* Street1:

6134 Lancaster Avenue

Street2:

\* City:

Philadelphia

County/Parish:

\* State:

PA: Pennsylvania

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

19151-3226

e. Organizational Unit:

Department Name:

Overbrook Environmental Ed Ctr

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Jerome

Middle Name:

\* Last Name:

Shabazz

Suffix:

Title: Executive Director

Organizational Affiliation:

\* Telephone Number:

215-879-7770

Fax Number:

\* Email: jerome@jastechdevelopment.org

## Application for Federal Assistance SF-424

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

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

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-20-07

\* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP 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:

Overbrook Farm: Will develop a farm after cleanup and restoration of a former auto parts storage yard and abandoned building material supply center that fence-lines a mixed-use residential community.

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

3rd

\* b. Program/Project

3rd

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

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

03/01/2021

\* b. End Date:

03/01/2024

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

|                     |            |
|---------------------|------------|
| * a. Federal        | 423,088.00 |
| * b. Applicant      | 86,000.00  |
| * c. State          | 0.00       |
| * d. Local          | 0.00       |
| * e. Other          | 0.00       |
| * f. Program Income | 0.00       |
| * g. TOTAL          | 509,088.00 |

**\* 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

Add Attachment

Delete Attachment

View Attachment

**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:

Mr.

\* First Name:

Jerome

Middle Name:

\* Last Name:

Shabazz

Suffix:

\* Title:

Executive Director

\* Telephone Number:

215.879-7770

Fax Number:

\* Email:

jerome@jastechdevelopment.org

\* Signature of Authorized Representative:

Jerome Shabazz

\* Date Signed:

10/26/2020