



Greene County
Economic Development,
Tourism & Planning
411 Main Street, Suite 419
Catskill, New York 12414
Warren Hart
Director

NARRATIVE INFORMATION SHEET

Greene County Assessment Coalition Grant Application

1. Applicant Identification:

Greene County, New York
411 Main Street
Catskill, NY 12414

2. Funding Requested:

- a. Assessment Grant Type: Assessment Coalition Grant
- b. Federal Funds Requested = \$1,500,000

3. Location:

- a. Cities: Village of Catskill, Village of Tannersville, City of Hudson
- b. Counties: Greene and Columbia
- c. NY

4. Coalition Members' Target Areas and Priority Site Information:

Lead Member: Greene County
Target Area: Village of Catskill

Priority Site Information:

- Atlantic Mills: 130 W. Main Street, Catskill, NY
- Catskill Point: 2-33 Main Street, Catskill, NY

Non-Lead Member: Columbia County EDC (a.k.a. Choose Columbia)

Target Area: City of Hudson

Priority Site Information:

- 58 North Front Street, Hudson, NY
- KAZ, Inc., 72 South Front Street., Hudson, NY

Non-Lead Member: Hunter Foundation, Inc.

Target Area: Village of Tannersville

Priority Site Information:

- Tannersville DPW, 105 Railroad Avenue, Tannersville, NY
- Legg's Garage, 116 Railroad Avenue., Tannersville, NY



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5. a. Project Director

James Hannahs, Director of Economic Development
Greene County
411 Main Street
Catskill, NY 12413
518-719-3286
JHannahs@greencountyny.gov

b. Highest Ranking Official

Patrick Linger, Chair of the Legislature
Greene County
411 Main Street
Catskill NY 12413
518-496-8399
plinger@discovergreene.com

6. Population of Target Areas:

Village of Catskill = 3,536
City of Hudson = 5,964
Village of Tannersville = 562

7. Other Factors

Other Factors Checklist	Page #
Community Population is 10,000 or less	1, 2
The applicant is, or will assist a federally recognized Indian tribe or United States territory	N/A
The proposed site is impacted by mine-scarred land	N/A
The priority site (s) is adjacent to a body of water (i.e., the border of the priority site(s) is continuous or partially contiguous to the body of water but for a street, road or other public thoroughfare separating them).	2, 3
The priority site(s) is in a federally designated flood plain.	2, 3
The reuse of the priority site (s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments	5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 1.B. for priority sites within the target areas.	11
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

8. Letter from State (Separate Attachment from the NYS Dept. of Environmental Conservation)

9. Releasing Copies of Applications: N/A

This information is not confidential, privileged, or sensitive and may be made public.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

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November 1, 2023

James Hannahs
County of Greene
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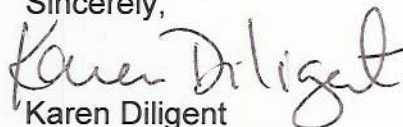
Dear Mr. Hannahs:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates on behalf of Greene County, dated October 30, 2023, for a state acknowledgement letter for a Federal Year 2024 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that Greene County plans to submit a Brownfield Coalition Assessment Grant application for hazardous substances and petroleum in the amount of \$1,500,000 with coalition partners of the Columbia Economic Development Corporation and the Hunter Foundation. Focus of the funding will be to inventory, characterize, and assess brownfield sites and develop site-specific cleanup plans in target areas throughout Greene and Columbia Counties. Funding will also be allocated for reuse planning and community involvement activities.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Karen Diligent

Director, Bureau of Program Management

ec: T. Wesley, USEPA Region 2
Y. DeJesus, USEPA Region 2
R. Mustico, DEC Albany
J. Haugh, DEC Region 4
C. O'Neill, DEC Region 4
P. Linger, Greene County
W. Hart, Greene County
S. Mahoney, Hunter Foundation
M. Tucker, Columbia Economic Development Corporation
D. Lisa, HRP Associates



Department of
Environmental
Conservation

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Coalition Members, Target Area, and Brownfields

1.a.i. Coalition Members

Greene County (GC), a local government agency, coalition lead and applicant, formed a coalition with community-based nonprofit organization Hunter Foundation, Inc. (HF) and local government agency Columbia County EDC (a.k.a. Choose Columbia) (CC) to address brownfields within Greene and Columbia Counties of New York State (NYS). HF is a community-based 501(c)(3) non-profit organization located in the Village of Tannersville, within the Town of Hunter. The HF wishes to continue their mission of purchasing, improving, and reselling blighted properties (over 100 homes and 35 businesses) in Greene County. CC is the lead economic development organization for Columbia County, promoting economic development, high-quality job creation, and affordable housing under a Strategic Initiative. CC is also connected to the Columbia County Industrial Development Agency (IDA) and Columbia County Capital Resource Corporation (CRC), which broadens CC's impact. As is typical of rural, small population areas with low median income (county-wide 15% below state average, 35% below state average within the counties' nine urban centers), the non-lead coalition members lack capacity to apply for and manage an EPA Brownfield Grant. HF has 1 full time employee and a part time administrator. CC has only 9 part- and full-time staff members to develop and administer housing, planning activities, seek funding, and conduct outreach for 23 municipalities. Both Counties are struggling to maintain their existing levels of basic public safety services such as police and fire. Beyond an EPA Brownfield Grant, resources available to local governments to address brownfields are limited to competitive state brownfield grants, which total only \$10M for all of NYS. As the coalition lead, GC brings the advantage of an organized and experienced administrative unit that manages 28 County departments over 32 jurisdictions with a budget of \$122M. However, GC lacks planning capabilities which the grant can address with the planning outlined in Section 3.

1.a.ii. Overview of Brownfield Challenges and Description of Target Area

The project geographic boundaries include Greene and Columbia Counties, NY, which are bisected by the Hudson River and located in southeast central NYS, approximately 100 miles north of New York City (NYC). This 1,293 mi² highly rural area of 108,000 residents is dotted with small villages hugging deteriorating former mills and abandoned hotels along the waterways, surrounded by forests and farmland. Two industries drove the economy: manufacturing and tourism. Manufacturing included boat building, brick and furniture making, and wool and cement production. Tourism flourished as NYC residents flocked to the area for open space and fresh air, staying at hundreds of hotels. Regrettably, all of this changed in the 1970s when manufacturers moved to lower-cost areas in the southern states and overseas, leaving behind deteriorating buildings and contamination encircled by private residences. Three major cement plants closed in 1976, 1980, and 1982 eliminating 1,200 jobs for residents of Catskill and Athens. In addition, since 1996, 850 good-paying jobs have been eliminated with the closures of numerous manufacturers including Kaz, Inc., LB Products Corporation, Emsig Manufacturing, and W.B. McGuire Co. Inc. At the same time, tourism dwindled as airlines made exotic vacationing possible, shifting local travel to the globe, and closing many grand resorts forever. Numerous palatial destination hotels such as the Friar Tuck Inn and the Cold Spring Hotel closed leaving behind asbestos-ridden, deteriorating buildings. Still today, the area's tragic job loss continues with the 2023 announcement of the closure of a Sav-A-Lot warehouse. These closings resulted in numerous deteriorating abandoned mills in the center of hamlets surrounded by substandard housing that continue to have a devastating and profound social and economic impacts on the surrounding underserved population. As if the adverse economic impacts are not enough, climate change has had a dramatic impact on flooding. The area has suffered 48 flooding events since 1995 which has resulted in significant property damage. The Coalition's primary challenge to addressing brownfields is lack of funding to complete Phase I and II Environmental Site Assessments (ESAs) to evaluate contamination, address liabilities/transfer issues for privately owned sites, and determine remediation costs to prioritize sites and initiate site disposition strategies. The EPA Brownfield Assessment Coalition Grant will provide critical funding to implement the communities input to not only address legacy contamination and flooding issues but also enable communities to enjoy the health benefits of enjoying the beauty, recreation, and increased tourism and associated jobs, and remove pollutants from the waterways. This grant will focus on the following Target Areas (TAs):

- **GC (lead): *Village of Catskill*** – a 2.8 mi² jurisdictional area of 3,536 residents, mapped as a disadvantaged

census tract (36039081000) according to EPA's Climate and Economic Justice Screening Tool (CEJST), extends along both sides of Catskill Creek approximately 1.5 miles upstream from the confluence of the Hudson River, including the village's downtown area. The TA's population has shrunk by 30% since 1970 (5,317 in 1970 to 3,844 in 2021) and suffers from low income (\$16,830 per capita vs. \$40,898 in NYS), persistent poverty (41% vs. 13.7% NYS), substandard housing (61% built before 1940), and a deteriorating downtown.

- **CC (non-lead): *City of Hudson***- a 3.3 mi² jurisdictional area of 5,964 residents, mapped as a disadvantaged census tract (36021001200) according to CEJST, extends 1.7 miles along the Hudson River and consists of empty, deteriorating manufacturing sites and underutilized buildings located along the waterfront and the downtown. The TA's population, which has decreased by 35% since 1980 is characterized by low income (\$20,603 vs. \$40,898 NYS per capita income) and people of color (74% vs. 42% NYS) living in substandard housing (median build date 1939).
- **HF (non-lead): *Village of Tannersville*** – a 1.2 mi² jurisdictional area including 562 residents which has decreased 5% since 2010, in a mountain valley. This densely developed area was once a bustling railroad hub and now consists of old housing (median build date 1947 vs. 1971 for County), an abandoned hotel, auto repair, and coal storage facilities. Due to the village's location in a valley at the confluence of several streams, it is at significant risk of flooding due to climate change according to a Local Flood Hazard Mitigation Analysis.

1.a.iii. Description of the Priority Brownfield Sites

Village of Catskill (GC – lead): 14 brownfield sites totaling 45 acres including two oil terminals, former industrial sites (brick making, foundry, textile, lumber), and abandoned marinas are documented to have potentially exposed sensitive populations to volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), petroleum, metals, asbestos, and other carcinogens. The first priority site, *Atlantic Mills, 130 W. Main Street, Catskill (42.21309, -73.866313)*, is an unsecured 1.2-acre vacant lot located within a disadvantaged census tract and the 100-year floodplain on the Catskill Creek at the confluence of the Hudson River. Historically occupied by a brickmaking facility and then a knitting mill, the site was demolished in the 1960s leaving behind building rubble, a building foundation, and a 4-story dilapidated brick stairway. Based on historic site use, potential contaminants include PCBs, PAHs, VOCs, petroleum, and metals. Since the building was demolished in the 1960s, hazardous building materials are expected to be present. The site was identified as a priority due to the public's concern about children being tempted to enter the site and its potential to address the need for public access to the waterfront and to address flooding along Catskill Creek. The second priority site, *Catskill Point, 2-33 Main Street, Catskill, NY (42.211083, -73.854700)*, is a 9.5 acre site consisting of a mix of private and village owned parcels located on the water within a disadvantaged census tract and the 100-year floodplain at the confluence of the Hudson and Catskill Rivers that is currently and has historically been used for fuel oil storage. Due to the site's history, petroleum contaminants are a concern. Catskill Point offers a perfect opportunity to connect people with the water and the Hudson River landscape, and existing oil tanks are the most obvious elements detracting from the landscape at the Point.

City of Hudson (CC – non-lead): Includes 24 sites totaling 50 acres of abandoned and underutilized brownfield sites including a railroad yard and numerous deteriorating former manufacturing facilities, potentially exposing sensitive populations to metals and VOCs in the groundwater and soils as well as asbestos-containing building materials. In addition to the noted abandoned industrial sites, the New York State Department of Environmental Conservation (NYSDEC) spill database identified 555 spills of petroleum and hazardous substances in Hudson. The first priority site, *58 North Front Street, Hudson (42.258492, -73.793767)*, is an unsecured 0.68-acre vacant site, a portion of which is within the 100-year floodplain. Located in a disadvantaged census tract, this site historically operated as a fuel terminal from at least the 1920s until circa 1970s when the site was demolished. Petroleum contaminants and building debris are present. Comments obtained during outreach meetings have indicated its importance is related to the redevelopment plans for the adjacent Kite's Nest, a 501(c)3 community organization that provides life skills and job training to economically disadvantaged persons and struggling businesses. The second priority site, *KAZ, Inc., 72 South Front Street, Hudson (42.253769, -73.797515)*, is a 4-acre, privately-owned, unsecured former industrial site which operated from 1950 until 2008 when it closed, eliminating 350 jobs. The site includes two abandoned deteriorating warehouses totaling 50,000 ft². No known investigation has been completed; however, based on the facilities' long history of manufacturing plastics for the

healthcare industry, it is expected that halogenated solvents and metals many have been released from manufacturing operations and petroleum may have been released from heating and maintenance operations. It has been identified as a priority site since surrounding children may be tempted to enter the site. Its redevelopment will advance the city's waterfront revitalization efforts and will address local sensitive populations needs.

Village of Tannersville (HF – non-lead): was the center of lumber mills, tanneries, furniture manufacturing and the railroad until the early 1900s when these industries collapsed. The lost industries were gradually replaced by the summer resort trade built upon former industrial sites. The area has at least 6 identified brownfields, including 2 former gasoline stations, an abandoned hotel, 2 auto repair facilities, a tannery and over 150 documented hazardous substances releases. Due to the lack of investment, limited environmental data is available; however, it is expected that metals, PAHs, and VOCs are present in the area soil and groundwater and asbestos is present in building materials. The priority sites, *Tannersville DPW, 105 Railroad Ave. Tannersville (42.192387, -74.135692)* and *Legg's Garage, 116 Railroad Ave, Tannersville (42.195139, -74.13713)*, located across the street from one another on the Sawmill Creek and within the 100-year floodplain, routinely suffer with flooding due to increased rainfalls in the surrounding mountains which drain to the village. The DPW facility, a 1.0-acre lot currently occupied by a 3,500-ft² garage used for vehicle maintenance, was constructed in 1980. The site was originally developed in the early 1900s and was demolished to allow for the construction of the DPW garage. Site concerns include underground storage tanks and use of hazardous substances. Hazard mitigation planning has noted that the DPW facility should be moved from this location (since it is a critical facility) and the vacant site used for flood control. Legg's Garage, a 0.4-acre site occupied by a dilapidated 2,402-ft² body shop and 1,680-ft² storage building was utilized for automobile repair from at least 1938 through the early 2000s. Removal of the site's structures has been identified as key to flood management and prevention of downstream flooding of the village.

1.a.iv. Identifying Additional Sites

GC will conduct brownfield awareness training for the Coalition and community members (i.e., leaders/stakeholders and public) and complete public outreach throughout the counties. The training will educate community members on what is a brownfield, the needs and opportunities and encourage community members to assist in identifying additional sites. Due to the TAs' and counties' industrial legacy, we believe numerous additional sites will be identified. GC will add to the list of brownfields identified in Section 1.a.iii. and work with community members through public engagement to prioritize sites based on location in disadvantaged census tracts, presence of sensitive populations, redevelopment potential based on community goals, the ability to address needs of underserved community, projected underserved communities' benefit, removal of environmental contamination and addressing area specific EJ40 issues. The revitalization of the priority sites along the waterfronts will catalyze the development of other brownfields for the other community priorities such as affordable housing. In addition, GC will include a review of several mine-impacted areas in Greene County.

1.b. Revitalization of the Target Areas

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

The proposed priority site reuse strategies directly align with revitalization plans developed with input from residents and community-based groups, including underserved populations, during public engagement conducted during Brownfield Opportunity Area (BOA-NYS program that provides funding to inventory and complete reuse plans for areas of brownfield concentrations) and/or Downtown Revitalization Initiative (DRI- a NYS initiative that provides funding to municipalities to complete transformative projects) planning and each County's Hazard Mitigation and Resilience Plans. Overall development goals of each of the TAs and specific priority redevelopment goals are outlined below.

- Develop a waterfront with recreation facilities and link downtown to the waterfront.
- Ensure greater access to livable wages by spurring tourism and providing incentives to attract/retain manufacturers/small businesses to create jobs and support underserved population's needs.
- Create high quality affordable housing neighborhoods adjacent to employment and recreation centers by attracting developers and supporting rehabilitation of existing homes.
- Retain and attract youth to ensure diverse and quality communities and future workforce.
- Remove blight and provide a climate-resilient community by including flood resilient features and methods to reduce flooding.

Village of Catskill – As a result of an extensive BOA public participation process, the community developed a vision of revitalization with an affordable, family-oriented, walkable downtown and revitalized waterfront that features a mix of uses (commercial, residential, retail) with a variety of waterfront access points that provides jobs, recreational waterfront access for community residents, and creates a flood-resilient community that protects and preserves natural resources.

Atlantic Mills – A former knitting mill site with a historical tower will be incorporated into redevelopment to accommodate new water-dependent uses. The property would provide parking and launching of roof top watercraft, a stop-off for the village’s proposed water taxi service along and across Catskill Creek and starting point of a pedestrian boardwalk leading to a nature walk. The proposed use would align with Catskill land use and revitalization goals including a revitalized waterfront that spurs tourism by encouraging public access to riverfront trail and the water, incorporates electric vehicle (EV) charging, and flood resilience design features.

Catskill Point – Conversion of this oil storage site into a public park will provide access to the waterfront and connections to Main Street and downtown. The site would include parking, EV chargers, recreation, entertainment, and cultural opportunities for a wide audience. In addition, site features will be water-resilient and accommodate flooding to the highest degree possible to reduce flooding impacts on the adjacent downtown area and loss of economic activity.

City of Hudson – The goal for this TA is to promote development of sustainable mixed-use projects that address residents’ needs, incorporate affordable and market-rate housing and transportation-oriented design, workforce development, access to healthy, affordable food, and revitalization of the waterfront for expanded public use. In addition, the community wants to ensure preservation of historical features and eliminate resident displacement.

58 North Front Street – This former oil bulk petroleum storage site will provide additional ancillary space for parking and storage for Kite’s Nest but more importantly increase the organization’s capacity to address the needs of local underserved youth and businesses by providing job training and business assistance.

KAZ – This derelict site will be redeveloped to create a vibrant new arts and food district (markets and restaurants) to further advance waterfront revitalization efforts and create a dynamic year-round, multiuse space. The site will include a 18,000-ft² interior courtyard with a flexible design for year-round use including a farmers’ market, agricultural and artisanal fairs, art installations and events and open into a 25,000-ft² exterior courtyard, allowing for larger events and outdoor activities in warm weather. The redevelopment of this site will serve as an anchor for waterfront revitalization and a catalyst to rehabilitate surrounding housing to meet the needs of the underserved.

Village of Tannersville – Addressing brownfields in this TA will create a sustainable, livable, resilient community by removing blight and encouraging new or adaptive uses on those properties, building on existing assets through strategic investments to create living wage jobs, affordable workforce housing, establish a sustainable downtown by promoting energy-efficiency, green infrastructure and address persistent flooding.

Legg’s Garage – The owner has not paid property taxes for this site. The village intends to utilize the grant to complete environmental reviews pursuant to acquiring the site via tax foreclosure. Once acquired, the abandoned building will be demolished, remediated and utilized as a parking lot to provide access to the Catskill Rail Trail. Removal of structures and cleanup will provide additional stormwater water storage, reduce flood risks and vulnerability of downstream downtown structures, and improve water quality by removing pollutants from flood-prone areas.

DPW – Funds will be used to identify environmental concerns and develop a cleanup plan. Site features will be removed and a pocket park will be created along the Catskill Rail Trail. Removal of structures and site cleanup will provide additional stormwater storage, reduce flood risks and vulnerability of downstream downtown structures, and improve water quality by removing potential pollutants from flood-prone areas.

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

The proposed projects will provide environmental due diligence, cleanup strategy and reuse planning services using local construction crews/vendors and providing workforce training, whenever possible, to position priority sites for redevelopment. These activities will encourage investments by leveraging available funds and resources. No displacement of residents or businesses is planned; rather, living conditions and opportunities for residents will be improved, as residents will no longer require a car to obtain essential needs such as fresh food and benefit from a healthier living environment, increased tax revenue and job opportunities, reduce climate change impacts (flooding) and increased options for outdoor activities and public gathering locations. In particular, the projects

will investigate/remediate 17 acres, remove blight (3 aboveground estimated 500,000-gallon oil storage tanks and 5 unsafe dilapidated buildings totaling 57,000 ft²), create 8 acres of parks with water access and amenities, construct a 43,000 ft² building that houses new arts and a fresh food market, create flood protection and promote tourism leading to job creation. The projects will incorporate green design features including energy efficiency equipment, EV chargers, as well as flood resilient features and stormwater capacity to reduce downstream flooding. In addition, 2 Area-Wide Plans (one for each Columbia and Greene County) will be developed to inform the additional site selection process. The plans will identify the Counties' needs, EJ issues, site selection criteria and assist in determining selected site future uses. Also, it is expected additional sites will address housing needs and mine-scarred lands.

Atlantic Mills - remove contamination/blight, provide access to the waterfront and public transportation (water taxi), promote tourism, preserve historical features, provide jobs and address resiliency (i.e., flooding).

Catskill Point - remove contamination/blight, provide public access to the waterfront with amenities that incorporate EV chargers and renewable energy, promote tourism and reduce flooding risks.

58 North Front Street - remove contamination and allow Kite's Nest, located on adjacent parcel, to expand its mission to build the collective capacity of youths by providing job training and workplace skills development.

KAZ, Inc. - remove contamination/blight and revitalize an abandoned industrial site in the heart of Hudson's waterfront, provide jobs, a fresh food market, cultural center, and active meeting place for residents, and incorporate sustainable building practices (i.e., LEED, Passive House, Zero Net Energy, or Energy Star features).

Legg's Garage and DPW - remove contamination/blight, improve water quality by removing potential pollutants from flood-prone areas and reduce flood risks/vulnerability of downtown structures located 500 ft downstream.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

The TAs do not have nor is funding available to complete site assessment, investigation and reuse planning for the noted projects. Without the completion of the assessment/investigation the projects will not move forward. However, the TAs have secured \$1.5M (via Restore NY) to assist with building demolition and site preparation at the KAZ site and \$2M (via the Tannersville DRI) to create a park and improve the trail network on the DPW/Legg's sites. The Coalition will leverage the following incentives to revitalize the priority sites:

Site Remediation

- **NYS Empire State Development Restore NY** – \$150M in demolition funds available statewide to municipalities via annual application process.
- **NYSDEC Brownfield Cleanup Program Tax Credits** – Provides tax credits for site remediation and development to taxpayers via an application process.

Site Redevelopment

- **NYS Parks, Recreation and Historic Preservation:** Offers matching grants up to \$500k for acquisition, planning and development of historic properties listed on the National or State Registers of Historic Places.
- **NYS Empire State Economic Development Fund (EDF):** Offers financial assistance for projects that facilitate job creation and/or retention, or increased business activity.
- **Greene County Revolving Loan Program (Quantum Fund):** Offers up to 50% (up to \$200k) of project costs that create jobs for low-moderate income persons.
- **NYS Energy Research Development Agency:** Provides grants for energy efficiency, EV Stations, and renewable energy installation.
- **NYS HOME Program:** Provides up to 9% tax credits for land acquisition/affordable housing.
- **NYS Office of Community Renewal:** Provides up to \$900k to design and construct a recreational trail; provides grants to create/retain jobs for low- to moderate-income persons.
- **Main Street Program NYS Homes & Community Renewal:** Funds building renovation for historic buildings, mixed-use neighborhoods, and commercial districts.
- **Stream Management Implementation Program Flood Hazard Mitigation Grants:** Provides funding to municipalities to design/construct floodplain restoration and flood mitigation projects.

1.c.ii. Use of Existing Infrastructure

Each of the TAs are in developed areas that have existing infrastructure including roads, sidewalks, trails, and utilities (sewer, water, power, and communications) as noted below:

Catskill – According to Catskill’s 2019 Comprehensive Plan, the infrastructure is adequate to support present and revitalization efforts. However, although the sewage capacity is adequate, its sewer mains are aged (Catskill secured \$2.9M of NYS Water Infrastructure Improvement Act funding for water main replacement).

Hudson – An infrastructure review completed in 2019 by engineering consultants stated that the area is well-served by infrastructure with adequate gas, electric, water, streets, and sewer available.

Tannersville – The Village of Tannersville Strategic Investment Plan dated August 2022 reported adequate existing infrastructure, including roads, sidewalks and trails, and utilities (sewer, water, power, and communications). In addition, the Village has received \$2M to complete a variety of street enhancements that will promote walkability and increase safety for people of all ages and abilities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding

Each of the TAs have small populations (Catskill 3,536, Hudson 5,964, Tannersville 562), severely economically stressed communities enduring extreme poverty rates of 41.6% in Catskill, 28% in Hudson, and 20% in Tannersville compared to 13% for NYS, and are experiencing severe population loss (Hudson -30%, Catskill -38%, Tannersville -5% from 1990 to 2020). Area residents are financially stressed by property tax rates that consume an average of 4.2% (double NYS rate of 2.4%) of their annual income, the top 5% highest in the nation. Further, the median annual household incomes are well below the NYS average of \$75,157: in Hudson \$40,427, in Catskill \$52,166, and in Tannersville \$62,810. Consequently, the TAs have suffered from disinvestment and the loss of tax base from abandoned properties for decades, making the financial viability of redevelopment challenging. Average home values are significantly depressed: Catskill \$180,800, Hudson \$240,800, Tannersville \$90,000 vs. \$340,000 NYS, and rental projections are not high enough to provide sufficient return on investment for unsubsidized new construction. Due to the lack of available funding, the Coalition must take a leading role in overcoming environmental conditions to catalyze revitalization though it lacks the resources to fund the assessment/planning activities requested in this application. This EPA grant will provide underserved communities with access to critical funding they would not otherwise have the capacity to apply for or manage on their own and will serve as the foundation for initiating a collaborative effort to restore brownfields.

Sensitive Population	C	H	T	NYS/USA
People of Color	23%	43%	1%	42%/39%
Low Income	45%	50%	23%	28%/31%
Unemployment	5%	12%	3%	6%/6%
<HS education	11%	15%	1%	12%/12%
<5 Yrs. old	3%	3%	9%	5%/6%
>64 Yrs. Old	22%	16%	28%	17%/17%

C- Catskill TA, H- Hudson TA, T- Tannersville TA
 Bolded Numbers exceed NYS and/or US average

2.a.ii. Threats to Sensitive Populations

2.a.ii.(1) Health or Welfare of Sensitive Populations

EPA’s Environmental Justice (EJ) Screening Tool (EJScreen) was used to evaluate if sensitive populations are disproportionately exposed to TA brownfields. As noted in **Table 1**, the data paints a highly variable picture regarding the presence and welfare of sensitive populations within the TAs, including people of color, low-income individuals, unemployed individuals, people with less than high school education, children under 5, and people over 64. These sensitive populations suffer disproportionately from the following threats:

- High Poverty (41.6%- Catskill, 28% - Hudson, 20% - Tannersville vs. 13% for NYS) according to US Census.
- Elevated Depression (25.2%- Catskill, 28% - Hudson, and 23.5% - Tannersville 22.9% vs 19.5% US) and Obesity (Catskill, 39.6% - Hudson 35.0% - Tannersville 36.0% vs 33% US) according to Centers for Disease Control and Prevention (CDCP).
- Opioid overdose -25.0/100k pop. vs 18.1 NYS according to NYS Department of Health (NYSDOH).
- Elevated Teen Pregnancy - Hudson 20.4 /1k vs. 10.4 Greene County , Catskill 9.0/1k vs 8.4 Greene County and Infant Mortality - Hudson 5.7/1k vs. 4.2/1k Columbia County, Catskill 7.2/1k vs. 3.3/1k Greene according to County Health Assessment Report.
- Suicide Rate -10.6/100k pop. Vs. 7.5/100k according to NYSDOH.
- Excessive Food Insecurity - citizens who do not have a vehicle and live at least a ½ mile from a grocery store with fresh food (Hudson and Catskill 24%, Tannersville 12% vs 10.3% NYS) according to USDA.

- Lack of Access to Broadband- (Hudson 29%, Tannersville 16%, Catskill 39% vs 13% NYS), Lack of Access to Health Insurance (Hudson 7%, vs. 5% NYS) and Flood Risk (Catskill 14%, Tannersville 12% vs 11% NYS) according to EJScreen.
- Elevated Birth Defects in Columbia County 307.2/10k births vs. 287.0/10k births NYS according to NYS DOH.

Assessing and remediating brownfields will reduce sensitive population exposure to hazardous contaminants, blight and substandard living conditions. The noted exposure reductions will reduce health/welfare burdens and provide a positive outlook for the community due to the availability of jobs and fresh food, healthier living conditions, increased outdoor activities and provide a connection with community which the Center for Disease Control and Prevention research has demonstrated can lead to longer life, better health, and improved well-being.

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

Disease/Health Condition	Hudson TA	Catskill TA	Tannersville TA	NYS/USA
Low Life Expectancy	23%	18%	19%	17%/20%
Heart Disease	7.2	8.3	7.3	5.6/6.1
Asthma	11.1	11.6	10.2	10/10
Cancer	6.1	6.8	7.5	6/6.1
Persons w/Disabilities	15.2%	18.6%	20.5%	11.8%/13.4%
Bolded Numbers exceed NYS and/or US average				

Sensitive populations living in these TAs are at higher risk of disease and death, including low life expectancy, heart disease, asthma, cancer, and disabilities than people living in NYS and USA as noted in **Table 2**. In addition, according to the NYSDOH the sensitive populations also suffer the following greater than normal incidence of disease and adverse health effects including:

- Elevated blood lead levels 10+ug/dl per 1k children < 6 yrs. old tested - 12.3/1k vs. 6.7/1k NYS.
- Stroke Deaths – 43.7/100k pop. vs. 27.5 NYS
- Lung Cancer Incidence – 101/100k pop. Vs, 75.8/100k NYS
- COPD/CLRD Mortality Rate – 41.9/100k pop. vs. 28.3

Many of the poor health conditions (stroke, cancer, heart disease and asthma) may be attributed to the exposure to environmental contamination including VOCs, PAHs and metals which are present at numerous former industrial sites. Elevated incidence of blood lead levels can be attributed to lead paint (median housing year built: 1950 Hudson, 1939 Catskill, 1947 Tannersville). GC will focus projects in areas of sensitive populations to ensure that the greatest impacts occur among those experiencing the highest incidence on adverse impacts by:

Pollution & Sources	Hudson TA	Catskill TA	Tannersville TA	NYS/USA
Lead Paint	0.69	0.83	0.49	0.55/0.3
Hazardous Waste Proximity	2.1	0.13	0.14	4.3/1.9
Bolded Numbers exceed NYS and/or US average				

- 1) improving employment rates and income through family-wage job creation;
- 2) reducing the percentage of income spent on housing by promoting the construction of additional affordable housing;
- 3) reducing environmental hazards through the assessment/cleanup of brownfields contaminants;
- 4) eliminating blight and
- 5) providing open space and a

connection with the area’s history.

2.a.ii.(3) Environmental Justice

2.a.ii.(3)(a) Identification of Environmental Justice Issues

As noted in **Table 3**, sensitive populations are disproportionately impacted by lead paint and proximity to hazardous waste sites. The Hudson and Catskill TAs are located within disadvantaged census tracts (Catskill 36039081000; Hudson 36021001200). Further as noted in **Table 4** (on page 8), the Hudson and Catskill TAs are considered Justice40 areas since they meet more than one burden threshold and the associated socioeconomic threshold. Over 114 mi² of the Coalition geographical boundaries are identified as disadvantaged through the Climate and Economic Justice Screening Tool (CEJST). This translates to approximately 17% of the population. Therefore, EJ communities are being exposed not

Burden Category	Burden and Socioeconomic Thresholds	
	Hudson TA	Catskill TA
Workforce Development	Unemployment 91 st HS Education 16%	Low Medium Income 93 rd Poverty 92 nd HS Education 18%
Health	Low Life Expectancy 90 th Low Income 86 th	Asthma 92 nd Heart Disease 90 th Low Income 88 th
Housing	NA	Housing Cost 92 nd Lack of Indoor Plumbing 99 th Lead Paint 93 rd Low Income 88 th
Energy	NA	Energy Cost 92 nd Low Income 88 th

only to brownfield contaminants, but also to the cumulative effects of multiple sources of environmental toxins.

2.a.ii.(3)(b) Advancing Environmental Justice

To promote EJ, the Coalition will establish a goal consistent with the Justice40 program of delivering a minimum of 40% of brownfield program outputs/outcomes in EJ communities. Preference will be given to additional site selection for brownfields located in EJ communities. Program goals (job creation and attainable housing) will support positive change in TA EJ communities by providing higher wages, access to recreational activities, lead-free housing and access to fresh foods. No displacement of residents or businesses is planned; rather, living conditions and opportunities for residents will be improved. The Coalition also recognizes that rigorous and meaningful engagement using elements of the EPA’s EJ Collaborative Problem-Solving (CPS) Model is essential to achieving its EJ goals. GC will collaborate with partners listed in Section 2.b.i to identify issues that impact sensitive populations. GC will work to build capacity and leadership skills within EJ communities to empower these communities to play a significant role in bettering their community through brownfield redevelopment.

2.b. Community Engagement

2.b.i. Project Involvement & 2.b.ii. Project Roles

The table below identifies community partners that will be involved and will aid in project performance. These partners and their participation in the project are viewed as key to a successful brownfield program, particularly in community outreach. GC’s discussions with these partners have all met with strong affirmation of the importance of addressing brownfields. The Coalition will engage with the community partners listed below to identify community priorities on which site selection will be based and solicit input on brownfields that these organizations believe will further their goals and the members of the communities that they serve.

Partner Name	Point of Contact	Specific Role in Project
Kite’s Nest	Amanda Boyd, Director of Education 518-241-3540; aboyd@kitesnest.org	These business/workforce development organizations will advise regarding workforce development/local business needs and champion brownfield projects that create family-wage jobs. Kite’s Nest works with disadvantaged youth to increase job skills. Columbia -Greene Workforce NY will assist those lacking HS education to obtain HS Graduate Equivalency Diplomas. Columbia Chamber Foundation works w/adults to improve job skills.
Columbia-Greene Workforce NY Career Center	Christopher Nardone 518-697-6510 Christopher.nardone@sunycgcc.edu	
Columbia Chamber Foundation	Bill Gerlach, President 518-828-4417 bgerlach@columbiachamber.ny.org	
NYSDEC	Donald Guest; 607-652-3607 Donald.guest@dec.ny.gov	
Community Action of Greene County	Barbara Palmateer; 518-943-9205 x111 bpalmateer@cagcny.org	Regulatory oversight through BCP programs. BCP also provides tax incentives for cleanup. These agencies will represent/ advocate for underserved residents: St. Catherine’s-Children; Community Action- low-income families; Catskill Housing Authority, Catskill Mounting Housing Coalition;- People of Color; Columbia County Office for the Aging - >64Yrs old; Care Net- pregnant teens. In addition, they will assist with identifying/implementing methods to engage sensitive populations/encourage participation in public outreach events.
Greene County IDA	April Ernst, Executive Director ernst@greeneida.com; 518-731-5500	
Care Net Pregnancy Center of the Hudson Valley	Jackie Rosa 845-856-3423 Jackie.rosa@carenetcn.org	
St. Catherine’s Center for Children	Michele Puleo O’Hare 518-337-7021; mpuleocare@st-cath.org	
Columbia County Office for the Aging	Kevin McDonald – Administrator 518-828-4258	
Catskill Housing Authority	Tim Mattice; 518-943-2900 tmattice.catskillha@gmail.com	
Catskill Mountain Housing Coalition	Molly Whitbeck; mwhitbeck@cmhdc.org 518-943-6700	
Catskill BOA Steering Committee	Peter Grasse, President Village of Catskill Board; 518-943-3830; pgrasse@villageofcatskillny.gov	
Catskill Downtown Redevelopment Initiative Task Force	Natasha Law, Village Board Trustee nlaw@Villageofcatskill.net; 518-943-2244	
Tannersville DRI	Todd Erling Co-chair, Hudson Valley Agribusiness Development Corporation; 518-432-5360	
Hudson DRI	Matthew Nelson, co-chair; VP and Mortgage Officer Community Preservation Corporation; 518-463-1776	

The Coalition partners are viewed as equal partners in the performance of the project. As such, all Coalition members will attend virtual monthly meetings with the Qualified Environmental Professional (QEP) to review project status and strategies to move the program forward and will be involved in all site selection decisions and in determining the scope of work and grant funds budget for each site. Coalition partners will work closely with GC and its QEP on all aspects of projects within their jurisdiction.

2.b.iii. Incorporating Community Input

The Coalition will ensure that stakeholders (i.e., county officials, municipalities, and organizations listed in the table above) are educated on brownfields and are aware of the coalition activities. Therefore, the Coalition will develop a written Community Involvement Plan that will identify stakeholders, residents/groups directly impacted, outreach events, frequency, and methods. A total of 8-12 public meetings will be held during the 4-year grant to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures from the cleanup and redevelopment activity, and reuse planning. In addition, 2-4 brownfield committee meetings will be held each year. Outreach events, open to the public, will be advertised through county and partner websites, newspapers, radio, and social media (earned media and other low-cost/no-cost, or in-kind methods) ensuring that the entire community has an opportunity to provide input. The community will be updated on progress throughout the grant, as well as share input through comment opportunities on county and partner websites. For residents with limited internet or cellular network access, paper surveys will be available at local businesses, enabling community input without access to digital resources. We have already begun engaging target area residents, business owners, and community advocates to solicit their input regarding our brownfield project and will continue to do so during the grant period. A public meeting will be held in the second quarter of the grant period to discuss goals, planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize stakeholder engagement. GC staff will catalog stakeholder input for reference when determining assessment and redevelopment priorities. As the project progresses, we will involve stakeholders in the decision-making process regarding prioritization, assessment, site marketing, cleanup planning, and feedback on reuse. When stakeholder input is received, the Coalition will evaluate it against our development goals and available resources, adopting feedback that feasibly meets these criteria.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS

3.a. Description of Tasks/Activities & Outputs

Task 1 – Project Management, Reporting & Other Eligible Activities

3.a.i. Project Implementation: This task will include: 1) Development of MOA between GC and HF and CC; 2) Cooperative agreement compliance oversight; 3) Selection of a QEP by Coalition partners in accordance with GC requirements and 2 CFR200.317-326; 4) Federal Financial Report (FFR) reporting; 5) Minority Women Business Enterprise/Disadvantaged Business Enterprise (MWBE/DBE) Reporting; 6) Property Profile Form submission and updates in the EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database; 7) monthly status meetings with QEP to ensure all activities are moving forward, goals and objectives are being met, and if not, actions are developed to address; 8) report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged at the completion of the grant. GC anticipates that one member from GC, HF, and CC will attend one local and two national brownfield events during the performance period of the grant.

3.a.ii. Anticipated Project Schedule: Activities will be completed over the 4-year grant period. The MOA and QEP selection will be completed in the first quarter of the grant award.

3.a.iii. Task/Activity Lead: GC with support from the QEP.

3.a.iv. Outputs: Quarterly reports with status tables (16), Annual FFR report (4), Final project closeout report (1), ACRES profiles (~28 sites) updated with completion of each project element), member from each coalition attending 3 brownfield events, executed Coalition MOA, approximately 48 monthly meetings and QEP selection.

Task 2 – Community Engagement & Site Inventory/Prioritization:

3.a.i. Project Implementation: This task will include: 1) preparation of community involvement plan; 2) outreach materials including updated web content and fact sheets; 3) develop and review site inventory for all coalition members, update inventory in years 2 and 3; 4) solicit, consider, and respond to community input,

including an estimated 16 public/stakeholder meetings; and 5) coordinate meetings with property owners to encourage brownfield reuse and participation in the project. Initial broad planning review of inventory sites to determine next steps for each site, e.g., Phase I, Phase II, or detailed planning study if assessments are adequate. Use screening tools (e.g., CEJST, EJScreen) to ensure EJ40 areas are included in new priority sites. Work with GC legal representative to obtain access agreements. Sites will be selected that can support near term growth and spur economic activity in underserved areas.

3.a.ii. Anticipated Project Schedule: Preparation of community involvement plan and outreach materials, Quarter 1, Development of Site Inventory and prioritization of sites to be assessed will occur in Quarter 1 – Quarter 2. Meetings with the taskforce, community members, and property owners, throughout the grant period (4 years). Update inventory twice in year 2 and 3 to account for new foreclosures.

3.a.iii. Task/Activity Lead: GC with support from coalition and community partners, and the QEP.

3.a.iv. Outputs: Community involvement plan, prioritized site inventory, eligibility forms and access agreements (~28), 16 public meetings, up to 16 meetings with property owners, updated web content and fact sheets (up to 16 events), meet with local trade/club groups 1-2 times per year.

Task 3 – Phase I/Phase II ESAs, Site Cleanup, Reuse and AWP:

3.a.i. Project Implementation: Based on the outcome of Task 2, GC will direct the QEP to obtain EPA site approvals, prepare a master Quality Assurance Project Plan (QAPP)/Health and Safety Plan (HASP), 28 Phase Is in accordance with the All-Appropriate Inquiries Final Rule and ASTM International (ASTM) E1527-21 Phase I ESA standard. Completion of up to 10 Phase IIs will be completed conforming to EPA/NYSDEC requirements and ASTM 1903-11. Regulated Building Material (RBM) surveys will be completed at up to 5 sites for lead, asbestos and PCBs. Each Phase II ESA/RBM survey will include the following: 1) a Sampling and Analysis Plan (SAP), 2) materials demonstrating compliance with National Historic Preservation Act (NHPA) and Endangered Species Act requirements, and 3) a 29 CFR §1910.120-compliant site-specific HASP. Phase I/Phase II activities will start with priority sites Atlantic Mills, Catskill Point, 58 North Front Street, 72 South Front Street, Tannersville DPW and Legg’s Garage. Site Specific Cleanup plans and Analysis of Brownfield Cleanup Alternatives (ABCAs) will be prepared for up to 6 sites where contamination is confirmed and anticipated to be at the noted Priority Sites. A separate Area Wide Plan (AWP) will be developed for Columbia and Greene County. Site specific planning studies will be completed for up to 10 sites (including priority sites with the exception of Atlantic Mills, which has a defined reuse) consisting of Site Reuse Assessment and Vision, Resource Road Mapping, and Revitalization Plans. The studies will help Coalition members identify the best reuse and strategies to help Coalition members pursue revitalization for sites that are stagnant. All planning activities will be reviewed and approved by the Coalition members and all subcontractors will be procured following grant and GC requirements.

3.a.ii. Anticipated Project Schedule: Year 1: Master QAPP, 10 Phase Is, 2 RBM surveys, 4 Site Reuse Assessments; Year 2: 14 Phase Is, 2 RBM surveys, 5 Phase IIs, 3 site specific Cleanup Plans/ABCAs, 4 Site Reuse Assessments, 1 Brownfields Revitalization Plan (Village of Catskill due to multiple/contiguous brownfield sites), AWP (Greene County); Year 3: 4 Phase Is, 5 Phase IIs, 1 RBM surveys, 3 site specific Clean Up Plans/ABCAs, AWP (Columbia County), 1 Brownfield Revitalization Plans (site to be determined), 1 Resource Road Map (site to be determined); Year 4: Completion of any plans that are incomplete.

3.a.iii. Task/Activity Lead: QEP will complete all technical deliverables for this task (assessments, investigations, reporting, ABCAs) with oversight from GC. GC will oversee plans with support from QEP.

3.a.iv. Outputs: 1 master QAPP/HASP, 28 access agreements/EPA site approvals, 28 Phase Is, 10 Phase IIs, 5 RBMs, 6 Site Specific Cleanup Plans/ABCAs, 8 Site Reuse Assessments, 2 brownfield revitalization plans, 1 Resource Roadmap, 2 AWP.

3.b. Cost Estimates: Project cost estimates are provided by the task below. The Coalition will not use grant funds for personnel/fringe costs to administer the grant and will contribute their own resources to manage the activities described herein. As noted below, 61% of grant funds are allocated to Phase I/II/RBMs, and site-specific cleanup planning and 32% of grant funds (\$486,500) are allocated to eligible reuse/area wide planning activities*. Contractor costs based on an average labor rate of \$170/hr.

Task 1 – Project Mgmt., Reporting & Other Eligible Activities (\$40,080):

Travel Total: \$12,270

2025 National Brownfields Conference (Location TBD): \$4,575 (\$1,525/person x 3 Coalition personnel)

2027 National Brownfields Conference (Location TBD): \$4,575 (\$1,525/person x 3 Coalition personnel)

2026 Regional/State Brownfields Conference (Location TBD): \$3,120 (\$1,040/person x 3 Coalition personnel)

Contractual Total: \$26,010

48 monthly check-in meetings: \$8,160 (48 hours x \$170/hr. x 1 staff)

Compliance Reporting: \$17,850 (105 hours x \$170/hr.); Other Total: \$1,800

Conference Registration Fees: \$1,800 (\$200/person x 3 conferences x 3 Coalition Member Staff)

Task 2 - Community Engagement Site Inventory/Prioritization (\$50,660):

Contractual Total: \$50,660

Coalition & Stakeholder Meetings: \$27,200 (80 hours x \$170/hr. x 2 staff)

Update Project Fact Sheets, Site Nomination Form & Webpage Content: \$10,200 (60 hours x \$170/hr.)

Update inventory brownfield sites: \$13,260 (78 hours x \$170/hr.)

Task 3 – Phase I/II ESAs & Site Cleanup/Reuse Planning & AWP (\$1,409,260)

Contractual Total: \$1,409,260

Site Eligibility Requests: \$4,760 (28 hours @\$170/hr.); RBM Surveys: \$54,960 (5 sites @\$10,992ea.)

Update Master QAPP/HASP: \$6,040 (1 QAPP x \$6,040/QAPP); Cleanup/ABCAs: \$84,000 (6 sites @\$14,000ea.)

Phase I ESAs: \$168,000 (28 sites @\$6,000/ea.); Phase II ESAs: \$605,000 (10 sites @\$60,500ea.).

Site Reuse Assessment*: \$280,000 (8 sites @\$35,000ea.); Revitalization Plans*: \$90,000 (2 sites @\$45,000ea.)

Resource Roadmap*: \$16,500 (1 site @\$16,500ea.); Area Wide Plan*: \$100,000 (2 sites @\$50,000ea.)

*Plan activities as prescribed @ <https://www.epa.gov/brownfields/information-eligible-planning-activities>.

3.c. Plan to Measure and Evaluate Environmental Progress and Results

The Coalition will set milestones/benchmarks, track, measure, and report outputs (i.e., number of completed Phase I/II ESAs and public meetings) and outcomes (e.g., acres assessed, sites in Justice40 area, steps toward redevelopment plans, land remediated and redeveloped, redevelopment investment value, and other funding leveraged) in ACRES at project

Budget Categories	Task 1: Project Mgt., Reporting & Other Eligible Activities	Task 2: Community Engagement & Site Inventory/Prioritization	Task 3: Phase I/II ESAs/RBM/ Site Cleanup/ Reuse Planning & AWP	Total
Travel	\$12,270	\$0	\$0	\$12,270
Contractual	\$26,010	\$50,660	\$1,409,260	\$1,485,930
Other	\$1,800	\$0	\$0	\$1,800
Total Direct Costs	\$40,080	\$50,660	\$1,409,260	\$1,500,000
Indirect Costs	\$0	\$0	\$0	\$0
Total Budget	\$40,080	\$50,660	\$1,409,260	\$1,500,000

milestones (site investigation completed, cleanup/reuse planning initiated/completed). Actual outputs will be compared to the estimated number of outputs listed in 3.a. GC will document outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, and community outreach/meetings) in quarterly reports. GC will evaluate the project progress semi-annually and, if goals are not met, will discuss with EPA Project Officer, local stakeholders, and QEP to adjust project approach. A project-specific spreadsheet will be developed to track outputs and associated milestones noted for activities within Task 3. This spreadsheet will be updated and presented to stakeholders quarterly to ensure project completion. Measurements will include tracking that at least 80% of the funding for site-specific activities is for underserved communities.

4.0 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity

GC will engage the Greene County Department of Economic Development, Tourism and Planning (GCEDTP) to manage the Grant, with support from the GC Business Manager and Administrator. This Department is specifically tasked and experienced with grant management and assistance and will include executing administrative and financial duties and retain and oversee consultants to implement technical activities including investigation and planning. GC’s Director of Economic Development will oversee all aspects of the project to ensure timely completion of key milestones.

4.a.ii. Organizational Structure

The grant will be administered by the GCEDTP, which reports to the Director of Economic Development, who in turn reports to the Deputy County Administrator. The GCEDTP includes planning, tourism and economic development departments, which are organized, aligned and supportive of the Director of Economic Development. Greene County is governed by an elected Legislature and its economic development activities are

carried out by GCEDTP which focuses to achieve its goal of business development and growth, retaining and attracting jobs, and promoting Greene County collaborating with public, private, and nonprofit interests to create an economy with opportunities for all its residents. GC includes trained staff members and has the authority to engage County employees as needed (i.e., County Attorney). GC r will be the final decision maker if there is indecision or stalled progress in executing the grant activities within the Coalition and ensuring progress.

4.a.iii. Description of Key Staff

The project will be managed by **GC Director of Economic Development, James Hannahs** who has experience providing technical assistance with federal/state funding programs including multiple EPA Community Wide Assessment Grants in Fulton County and Gloversville, NY. He has relevant experience in broad public participation/engagement processes and development of projects identified as priorities by previously awarded applications. Mr. Hannahs will oversee grant administration, fiscal accounting, and compliance, and will be assisted by **Thomas Boomhower, GC Economic Development Specialist**. Mr. Boomhower will serve as a senior technical resource to Mr. Hannahs. Mr. Boomhower will be responsible for oversight of the Project Mgmt. team and strategic direction in relation to implementation of the Comprehensive Economic Dev. Strategy for the region. **Evelyn Donnelly, GC Business Manager**, will manage all financial aspects as well as manage day-to-day grant activities, completing quarterly reports, disbursements, coordinating public outreach events, responding to comments, maintaining records, etc. Ms. Donnelly manages GC’s Economic Development, Planning, and Tourism related finance and accounting activities. **Edward Kaplan, Esq.**, a municipal attorney with over 10 years of experience, will assist with site assessment access agreements and other legal issues.

4.a.iv. Acquiring Additional Resources

GC has systems in place to acquire additional resources. GC posts all bid requests on its website and provides proposal templates/workshops to assist local contractors and promote equity in hiring. GC routinely receives federal grant funding, and as such, is familiar with federal fair and open competition requirements in 2CFR Part 200 and 2CFR Part 1500. Procurement staff also abide by the National Institute of Governmental Purchasing code of ethics, which ensures a level playing field.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments: GC has not received an EPA Brownfield Grant but has received other assistance agreements which were completed on time, on budget and in compliance with regulations. See table.

Grant Agency	Awarded Grant \$	Date Awarded/Completed	Purpose	Outputs	Accomplishments
HUD	\$423k	8/2021 8/2022	Community Development Block Grant – Funds expended to revolving loan fund to businesses achieving national objective of creating jobs, or making jobs available, to low-to-moderate income individuals.	10 loans disbursed to local businesses, totaling \$423k	Total of ~25 FT employees created since conception of corporation in 2018.
NYS Empire State Development	\$250k	2/2017 3/2021	Managed Restore NY Grant for the Town of Catskill including completion of Phase I ESA and administering site demolition project.	~\$300k disbursed, demo completed	Project completed; site prep conducted; officially attracted a new hotel chain to rebuild in 2023.

(2) Compliance with Grant Requirements: During the administration of the above-mentioned grants, meetings were held at milestones by GC officials and interested/invested parties to determine progress and implement necessary changes. A review was completed to determine the overall success and/or areas for improvement when the grants were concluded and were submitted to the awarding agency per grant requirements. Reporting requirements within each grant (monthly or quarterly) were completed on time and submitted in the required report formats. No corrective actions were required during the administration of the grants.

Greene County Coalition Grant

Threshold Criteria

1. Applicant Eligibility – Counties:

- Greene County is eligible to apply for a Brownfield Grant as a County.
- Choose Columbia (a.k.a. Columbia County EDC) is eligible to apply for a Brownfield Grant as a 501(c)(3) Organization
- Hunter Foundation Inc. is eligible to apply for a Brownfield Grant as a 501(c)(3) Organization

Please see attached documentation.

2. Applicant: Greene County

Non-lead coalition members:

- Columbia County EDC, (a.k.a. Choose Columbia)
- Hunter Foundation, Inc.

3. Target Areas:

Lead: Greene County

Target Area: Village of Catskill

Priority Sites:

- Atlantic Mills, 130 W. Main Street, Catskill, NY
- Catskill Point, 2-33 Main Street, Catskill, NY

Non-Lead: Choose Columbia (a.k.a. Columbia County EDC)

Target Area: City of Hudson

Priority sites:

- 58 North Front Street, Hudson, NY
- KAZ, Inc. – 72 South Front Street, Hudson, NY

Non-Lead – Hunter Foundation, Inc.

Target Area: Village of Tannersville

Priority Sites:

- Tannersville DPW, 105 Railroad Ave., Tannersville, NY
- Legg's Garage, 116 Railroad Ave., Tannersville, NY

4. Existing Brownfield Grants to Non-lead Members.
Each non-lead coalition member is not the recipient of an open cooperative agreement for grant funding or a MARC grant that closed in 2016 or later.
5. Coalition Agreement:
Please see attached letters from each non-lead coalition member to the grant applicant, Greene County, in which they agree to be part of the coalition.
6. Community Involvement:
Greene County is committed to inclusive public process that engages project stakeholders, and the community. A community involvement plan includes an outreach approach to provide citizens with the opportunity to be involved in and provide input every step along the way.

Partners:

Greene County, and coalition partners will use the support of project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues offered. They will host at least 2 brownfield action committee meetings per year and at least 3 community/neighborhood meetings per year.

Fact Sheets and Newsletters;

Greene County will include project updates in its newsletter to stakeholders. Project partners will also communicate progress via regular meetings, with fact sheets and newsletters.

Website/Social Media pages:

Greene County will continue to update its website with information about the sites consistently noting accomplishments and goals for the grant as well as social media platforms.

Meetings:

Greene County will hold meetings regularly with business owners, government and property owners to discuss sites, progress, assessment and goals for the grant

Public Notices and Newspapers & Email:

Greene County will publish all engagement opportunities in public newspapers or email blasts to community networks.

Additional:

Special outreach efforts (translation services for non-English speaking and hearing impaired are used as needed to provide equal access to project information. During times of social distancing Greene County will host engagement events via Zoom and at outdoor locations.

Below are community advocacy groups that will aid Greene County in informing and updating the public.

Partner Name	Point of Contact	Specific Role in Project
Kite's Nest	Amanda Boyd, Director of Education 518-241-3540 aboyd@kitesnest.org	These business/workforce development organizations will advise regarding workforce development/local business needs and champion brownfield projects that create family-wage jobs. Kite's Nest works with disadvantaged youth to increase job skills. Columbia -Greene Workforce NY will assist those lacking HS education to obtain HS Graduate Equivalency Diplomas. Columbia Chamber Foundation works w/adults to improve job skills.
Columbia-Greene Workforce NY Career Center	Christopher Nardone 518-697-6510 Christopher.nardone@sunycgcc.edu	
Columbia Chamber Foundation	Bill Gerlack, President 518-828-4417 bgerlach@columbiachamber.ny.org	
NYSDEC	Donald Guest; 607-652-3607 Donald.guest@dec.ny.gov	Regulatory oversight through BCP programs. BCP also provides tax incentives for cleanup.
Community Action of Greene County	Barbara Palmateer 518-943-9205 x111 bpalmateer@cagcny.org	These agencies will represent/ advocate for underserved residents: St. Catherine's-Children; Community Action- low-income families; Catskill Housing Authority, Catskill Mounting Housing Coalition;- People of Color; Columbia County Office for the Aging - >64Yrs old; Care Net- pregnant teens. In addition, they will assist with identifying/implementing methods to engage sensitive populations/encourage participation in public outreach events.
Greene County IDA	April Ernst, Executive Director ernst@greeneida.com 518-731-5500	
Care Net Pregnancy Center of the Hudson Valley	Jackie Rosa 845-856-3423 Jackie.rosa@carenetcny.org	
St. Catherine's Center for Children	Michele Puleo O'Hare 518-337-7021 mpuleocare@st-cath.org	
Columbia County Office for the Aging	Kevin McDonald – Administrator 518-828-4258	
Catskill Housing Authority	Tim Mattice; 518-943-2900 tmattice.catskillha@gmail.com	
Catskill Mountain Housing Coalition	Molly Whitbeck; mwhitbeck@cmhdc.org 518-943-6700	
Catskill BOA Steering Committee	Peter Grasse, President Village of Catskill Board; 518-943-3830; pgrasse@villageofcatskillny.gov	
Catskill Downtown Redevelopment Initiative Task Force	Natasha Law Village Board Trustee nlaw@Villageofcatskill.net; 518-943-2244	
Tannersville DRI	Todd Erling Co-chair, Hudson Valley Agribusiness Development Corporation; 518-432-5360	
Hudson DRI	Matthew Nelson, co-chair; VP and Mortgage Officer Community Preservation Corporation; 518-463-1776	

7. Expenditure of existing grant funds

Neither Greene County nor the Coalition partners have received EPA grant funds.

8. There are no named Contractors and named Subrecipients.