



LIVINGSTON COUNTY
PLANNING DEPARTMENT
 Livingston County Government Center
 6 Court Street, Room 305
 Geneseo, New York 14454-1043

R02-24-A-020

Telephone: (585) 243-7550
 Fax: (585) 243-7566
www.livingstoncounty.us/planning.htm

RE: FY2024 EPA Brownfields Assessment Coalition Grant Application

Livingston County, New York is pleased to submit this proposal for FY2024 Brownfields Assessment Coalition Grant Funding. Below we provide the information requested.

1. Applicant Identification:

Livingston County, New York
 6 Court Street – Room 305
 Geneseo, New York 14454

2. Funding Requested:

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

3. Location:

- (a) Towns and Villages: Town of Caledonia, Town of Livonia, Village of Dansville, Village of Geneseo, Town of Leicester
- (b) County: Livingston
- (c) State or Reservation: New York

4. Coalition Members' Target Area & Priority Site Information:

Lead Coalition Member: Livingston County

Target Area Name	Census Tract (CT) Number(s)	Priority Site Address(es)
Livingston County		
Town of Caledonia	36051030100	1. Specialized Print Forms, 352 Center St, Caledonia, NY 14423
		2. Former Agway, 229 North St, Caledonia NY 14423
Town of Livonia (Coalition Member #1)		
Town of Livonia	36051030700	1. United Refining, 5845 Big Tree Rd, Lakeville, NY 14480
		2. 4777 Main Street, Hemlock, NY 14466
		3. Benson Landfill, Richmond Mills Road, Livonia, NY 14488
Village of Dansville (Coalition Member #2)		
Village of Dansville	36051031400	1. St. Mary's School, 45 Elizabeth St, Dansville, NY 14437
		2. King's Daughters Home, 26 Health St, Dansville NY 14437
Village of Geneseo (Coalition Member #3)		
Village of Geneseo	Portions of 36051030201, 36051030202, 36051030400, 36051030500	1. 5 Chestnut Street, Geneseo, NY 14454
		2. Old Jail, 4 Court St, Geneseo, NY 14454
Catholic Charites of Steuben/Livingston County (Coalition Member #4)		
Town of Leicester	36051030800	1. 2949 Cuylerville Road, Leicester, NY 14481

5. Contacts:

(a) Project Director:

Name: Angela Ellis, Livingston County, Deputy County Administrator, Planning & Special Projects

Phone: (585) 243-7550 | Email: aellis@co.livingston.ny.us

Mailing Address: 6 Court Street, Room 305, Geneseo, NY 14454

(b) Chief Executive/Highest Ranking Elected Official:

Name: David LeFeber

Phone: (585) 243-7030 | Email: DLeFeber@co.livingston.ny.us

Mailing Address: 6 Court Street, Room 302, Geneseo, NY 14454

6. Population:

- Population of Target Areas:
 - Town of Caledonia, CT 0301: 4,138
 - Town of Livonia, CT 0307: 7,584
 - Village of Dansville, CT 0314: 4,586
 - Village of Geneseo: 7,442
 - Town of Leicester, CT 0308: 5,148

7. Other Factors:

Other Factors Criteria	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.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
The proposed project will consider climate adaptation/mitigation capacity and resilience to protect residents and community investments.	2, 5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites within the target areas.	
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.	

8. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the New York State Department of Environmental Conservation is attached.

9. Releasing Copies of Applications: The County requests to have the contract documents included in Attachment D redacted.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
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November 1, 2023

Angela Ellis,
Livingston County Planning Department
6 Court Street Room 305
Geneseo, NY 14454

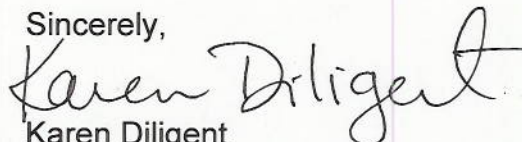
Dear Ms. Ellis:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from Livingston 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 Livingston 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 Village of Dansville, Village of Geneseo, Town of Livonia, and Catholic Charities of Steuben/Livingston Counties. Focus of the funding will be to conduct Phase I and II Environmental Site Assessments at sites throughout Livingston County. Funding will also be allocated for 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

cc: T. Wesley, USEPA Region 2
Y. DeJesus, USEPA Region 2
M. Cruden, DEC Albany
M. Zamiarski, DEC Region 8
D. Pratt, DEC Region 8
J. Gunther, Livingston County



Department of
Environmental
Conservation

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Coalition Members, Target Areas, & Brownfields: **1.a.i. Coalition Members:** Livingston County located in the Finger Lake Region of New York is characterized as a small-town agricultural area and a tourist destination due to its scenic natural environment. To support revitalization of brownfields throughout the County's most impacted areas Livingston County has formed a coalition with four non-lead members. The Coalition members, with Livingston County as the lead member, each represent separate geographic areas referred to as Target Areas (TAs) that are the most heavily impacted by brownfields. Coalition non-lead members include the **Town of Livonia**, the **Village of Dansville**, the **Village of Geneseo** and community-based organization (CBO) **Catholic Charities of Steuben/Livingston County (Catholic Charities)** whose focus is to provide both the opportunity and the support that people need to improve their quality of life. The non-lead municipal coalition members were identified as key members for the EPA Brownfield Assessment Coalition Grant (ACG) because of disparate low income and health and environmental justice (EJ) impacts in these communities. Catholic Charities was selected as a non-lead coalition member given their ongoing partnerships with the County and collective goals to address environmental justice issues, economic conditions, housing shortages, and safer communities.

As small municipalities and a regional organization, the non-lead coalition members have limited financial resources and do not have the capacity to apply for an EPA Brownfield Grant or fund and manage site investigation activities on their own. As a Coalition, the members are cohesive partners that will streamline grant management and maximize opportunities for brownfield assessment and planning. Working with our Coalition, local communities, and strategic partners such as the **Livingston County Land Bank Corporation (LCLBC)**, Livingston County is uniquely positioned to lead a coalition to address brownfields and pursue planning and revitalization goals in our most impacted areas. To address our collective environmental justice impacts, community revitalization goals, funding gaps, and fuel public-private partnerships our coalition is applying for a \$1.5M in 2024 EPA Brownfield ACG funding.

1.a.ii. Overview of Brownfield Challenges & Description of Target Areas: Livingston County (pop. 63,660) covers 630 miles² in Western New York. The County is home to two of the Finger Lakes which provide drinking water and a portion of the Genesee River Valley including Letchworth State Park which is dubbed the "Grand Canyon of the East." With the plentiful natural resources in the County, we have a long agricultural and industrial history. The formation of the nearby Erie Canal system in the early 1800s and later the railway system fueled demand for agricultural products from the County. Salt was discovered more than 1,000 feet below the ground surface in the early 1880s and mines opened across multiple municipalities in the County which today is home to the US's largest operational salt mine. Agriculture and manufacturing continue to be important industries for our County today but the faces of these industries are changing resulting in changes to community needs. The agricultural industry in recent decades has transitioned from mid-sized family farms to larger consolidated operations resulting in the need for mixed economic development to support growth of secondary business, work force development and housing. Additionally, a general decline of industrial operations due to widespread outsourcing trends has resulted in vacant manufacturing and industrial properties; many of which are located within proximity to our **downtown centers**. Given the amount of dedicated green space and farmland the best method to increase the much-needed housing stock^a is the rehabilitation and redevelopment of existing buildings for housing/mixed use. These brownfield sites are well positioned for adaptive reuse but concerns due to legacy contamination and regulated building materials (RBMs) combined with the lack of funding for initial assessment activities currently has deterred developers. Livingston County also has an aging housing stock with 53.4% of the units built before 1970 resulting in the wide-spread presence of RBMs.

As a predominantly agricultural County with micro-communities (<10K in population), declining populations, low income, and aging populations result in a decreasing tax base which leaves no funding to address brownfields. Together our **Target Areas (TAs)** are comprised of villages and census tracts (CT) that face the greatest EJ challenges in the County and are best suited for near-term revitalization. Three of TAs (**Geneseo, Livonia and Dansville**)

^a Livingston County Housing Needs Assessment & Market Analysis, 2020 [link](#)

contain areas that meet the NYS definition of a Potential Environmental Justice (PEJ) Area^b due to low income and other factors. While our TAs are generally focused in downtown areas which have impairments due to historical industrial operations, low-income populations, and housing needs, many rural brownfields are scattered throughout the County including properties such as gas stations and dump sites.

- Livingston County's primary TA includes **the Town of Caledonia** (Census Tract (CT) 36051030100, pop. 4,138); however, will can also address brownfields scattered throughout the County as appropriate. The CT for Caledonia covers 44.1 miles² and is located along the northern border of the County. Vacant industrial/commercial buildings near the Town's residential areas provide ample opportunities to meet the County's goal of increasing housing. This TA faces significant EJ and CEJ impacts including an aging housing stock, lead paint, expected agriculture loss due to climate change, asthma rates, and proximity to Superfund/risk management plan sites.
- The **Town of Livonia's TA** (CT 36051030700, pop. 7,584) located along Conesus Lake covers 41 miles². Waterfront revitalization and addressing area wide drainage issues are top priorities for Livonia. An on-going corridor study along State Route 20A is currently underway to develop a plan to address stormwater drainage issues, climate resiliency and community revitalization. At least one of the priority brownfields is located along this corridor and assessment of this property is critical to developing an effective management plan. Residents face significant EJ impacts due to area of low income, flood risks, and housing built before 1980.
- **Village of Dansville's TA** (CT 36051031400, pop. 4,586) covers 2.6 miles² and is characterized as a dense urban historic village. The Village has a high rate of vacant store fronts (nearly 20%)^c and one of the County's highest concentrations of elderly persons and persons living in poverty. This community has a rapid need for housing given the recent opening and growth of a new medical center (affiliated with the prestigious University of Rochester Health Care system) providing rural health care services. Area residents face significant EJ impacts including low income, high housing costs, flooding risk, high rates of asthma and heart disease and living amid hazardous waste facilities.
- **Village of Geneseo's TA** is 2.9 mile² with a total population of 7,442 and falls within portions of 4 CTs (36051030201, 36051030202, 36051030400, 36051030500). The historical village was founded in 1791 and has long been a center for cultural and agricultural activity. Today, Geneseo has elevated rates of family poverty, particularly when a single mother is a householder^d. Community planning documents have shown the need for improving housing and public spaces and identified priority brownfield sites will be a near-term solution to address those goals.
- **Town of Leicester TA** (CT 36051030800, pop. 5,148) will be the focus of **Catholic Charities** with a geographic footprint of 120 miles² on the western border of the County. This CT is bisected by Interstate 390 which makes it well situated for potential economic development. Due to climate change the area is projected to lose agriculture land and have a greater flood risk. The area also faces impacts due to high energy costs, asthma, heart disease, lead paint, lack of indoor plumbing, barriers to transportation and low education rates. The TAs were chosen for the EPA ACG grant because they: **(a)** offer the most connectivity/support to recent investments, **(b)** support our most economically/environmentally disadvantaged neighborhoods; **(c)** generally include existing infrastructure; and **(d)** are the focus of recent planning initiatives. These factors provide a strong foundation for brownfield revitalization of our TAs due to the potential to attract private investment, and ability to focus revitalization on neighborhoods with the greatest social, economic, and EJ needs.

^b Potential EJ Areas are U.S. Census block groups of 250 to 500 households each that, in the Census, had populations that met or exceeded at least one of the following statistical thresholds:

- At least 52.42% of the population in an urban area reported themselves to be members of minority groups; or
- At least 26.28% of the population in a rural area reported themselves to be members of minority groups; or
- At least 22.82% of the population in an urban or rural area had household incomes below the federal poverty level.

^c Village of Dansville Downtown Revitalization Initiative Application, 2021 [link](#)

^d Village of Geneseo Comprehensive Plan, 2022 [link](#)

1.a.iii. Description of the Priority Brownfield Sites: With a legacy of over 200 years of resource extraction and goods, followed by declining populations and the changing face of the industries that had historically been the backbone of the County’s economy, there are presently hundreds of brownfield sites throughout Livingston County, including: (1) former manufacturing facilities; (2) agrochemical suppliers; (3) salvage yards, landfills and unpermitted dump sites; (4) former retail businesses including fueling stations, auto-related businesses and dry cleaners; and (5) other vacant/underutilized properties near downtown centers and aging neighborhoods. Below we describe our priority brownfield sites. These sites were selected due to the likelihood of redevelopment moving forward in the near-term and the housing and economic benefits these projects will provide. Revitalization planning (see 1.b.i), has identified these sites as economic development catalysts for each TA. At least two sites in each member’s geographic boundary will be assessed and at least 80% of the funding for site-specific activities will be used in underserved communities including three NYS PEJ Areas.

¹	Priority Site ²	Site Description & Contaminants of Concern (COCs)	Funding Needs
Livingston County	Specialized Print Forms, 352 Center Street	Dilapidated vacant 138,730 SF industrial building formerly occupied by a manufacturer of specialty print products. COCs include hazardous materials associated with printing operations and RBMs.	Phase I/II ESA, RBM Survey, Remedial Action Plan (RAP)
	Former Agway, 229 North St	Community priority given location at the Rt 36 and Hwy 5 junction. A 1.57-acre site constructed in 1940 located in the Village of Caledonia adjacent to the railway. Potential COC’s related to historical operations as an herbicide/pesticide supplier, petroleum and RBM.	Phase I/II ESA, RBM Survey, reuse planning
Livonia	United Refining, 5845 Big Tree Rd	Top priority vacant 2.1-acre parcel in the downtown area of Livonia formerly occupied by a milk plant and gas station is key to addressing area wide drainage issues. Located in a low-moderated income area. COCs include petroleum and hazardous substances.	Phase I/II ESA, RAP
	4777 Main Street, Hemlock	This former 0.6- acre gas station/auto repair business currently houses vacant buildings and fuel dispensers are still present. COCs include petroleum, metals, solvents, and regulated building materials.	Phase I/II ESA, RBM Survey, RAP
	Benson Landfill, Richmond Mills Road	13-acre inactive landfill site that received hazardous waste in the 1970s and 1980s. The site is currently being managed under a NYSDEC approved Site Management Plan; however, requires additional assessment for reuse. COCs include hazardous substances.	Large scale Phase I/II ESA, site specific reuse planning
Dansville	St. Mary’s School, 45 Elizabeth Street	Vacant 13,000 SF commercial property in downtown Dansville formerly housed St. Mary’s Catholic School and was built in 1960. The site is located adjacent to a former dry cleaner with known impacts. Potential COCs include; petroleum, hazardous substances and RBMs.	Phase I/II ESA, RBM Survey
	King’s Daughters Home, 26 Health Street	This prominent building located in the Village is a historical landmark constructed in the 1860s and formerly used as a nursing home. The site is situated on a 4.50-acre parcel. Potential COCs include RBM.	RBM Survey
Geneseo	5 Chestnut Street	This 5,166 SF former laundromat site is located in the heart of Geneseo and is in deteriorating condition. Environmental investigation is ongoing at this site. Potential COCs include hazardous substances and RBMs.	Supplemental Phase II ESA, RBM, RAP
	Old Jail 4 Court St	This County owned building is part of Livingston County Sheriff’s Office complex on a 16.5-acre parcel. Potential COCs include RBMs.	RBM Survey
Catholic Charities	2949 Cuylerville Road, Leicester	0.3-acre former fueling/auto service station located in the central area of Leicester. The building was damaged during a recent fatal motor vehicle accident. Potential COCs include hazardous substances, petroleum and RBMs.	Phase II ESA, RBM Survey, RAP

¹Coalition member designating. ²prioritized by Coalition. RBM = Regulated Building Materials, COCs = Contaminants of Concern; ESA = Environmental Site Assessment; RAP = Remedial Action Plan.

1.a.iv. Identifying Additional Sites: The Coalition has completed a cursory review of brownfields in our region that identified multiple properties within and outside of our identified TAs where assessment and revitalization would have significant positive economic and social impacts. One of the first steps for implementing our CAG funding will be to develop a countywide brownfield inventory to identify priority sites. Each County community will be asked to participate in nominating sites and developing the inventory. GIS will be used to map relevant datasets including a digital overlay mapping of existing and proposed state/federal EJ and CEJ areas to assist with identification and prioritization of additional sites where site assessment funding can best serve impacted communities. A description of each site and key revitalization opportunities will be part of the database. As part of our CAG management approach, a Brownfield Advisory Committee (BAC) will be formed to maximize

community outreach and engagement using the methods identified in section 2.b. Additional sites will be evaluated based on funding eligibility with priority given to sites located in underserved communities and disadvantaged census tracts.

1.b. Revitalization of the Target Areas: 1.b.i. Reuse Strategy & Alignment with Revitalization Plans: Strategic goals established by the County include providing affordable, market rate, special needs and senior housing and generating economic opportunities, including businesses to support our active tourism market and enhancing downtown development^e. The County’s 2020 housing study identified strategies for combatting deterioration of aging housing stock and increasing housing affordability and choice including leveraging public funding sources. Additionally, the individual TAs brownfield strategies also align with projects/goals established during community planning conducted for the Village of Caledonia Comprehensive Plan, Livonia Comprehensive Plan, Lakeville Corridor Strategic Plan (currently in development), the Village Dansville Downtown Revitalization Initiative, Dansville Comprehensive Plan and Leicester Comprehensive Plan. The sites identified below are catalytic and will spur development consistent with these plans. The following table summarizes redevelopment strategies and local land use/revitalization plans for priority sites.

	Priority Site	Reuse Plans/Strategy	Alignment with Revitalization/Land Use Plans
Livingston County	Specialized Print Forms, 352 Center Street	Manufacturing/heavy industrial or mixed commercial/residential	Support County’s strategic plan for job creation and economic development and Village’s Comprehensive Plan identified as potential for mixed use given associated unimproved land.
	Former Agway, 229 North Street	Residential Development including options for apartment building.	Support Village Comprehensive Plan as an ideal area for residential development.
Livonia	United Refining, 5845 Big Tree Rd	Residential/Mixed use	Part of the Lakeville Corridor Strategic Plan currently in development to address’s areas drainage and economic development issues. Supports local goals of waterfront redevelopment and watershed preservation.
	4777 Main Street	Commercial development	Support County’s strategic plan goals of job creation and economic development.
	Benson Landfill, Richmond Mills Road,	Residential (single- or two-family dwellings or double-wide manufactured homes). Potential for small scale commercial operations including day-care or roadside stand.	Support County goals of increase in housing. Consistent with current zoning as Agricultural Residential Conservation District.
Dansville	St. Mary’s School, 45 Elizabeth St	Affordable housing.	Supports County goals of increased senior housing
	King’s Daughters Home, 26 Health St	Independent senior living.	Supports County goals of increased senior housing and Village’s Downtown Revitalization Initiative.
Geneseo	5 Chestnut Street	Mixed use, commercial on lower level and residential on upper – property has an interested buyer.	Support County and local goals of residential and economic development in village center.
	Old Jail 4 Court St	Renovate old jail into office space	Supports County’s operations and local goal of improving public spaces.
Catholic Charities	2949 Cuylerville Road, Leicester	Mixed-use development, public space for outdoor recreation (hiking trail head)	Supports County’s goals of economic development and cultivating healthy living through recreational resources.

1.b.ii. Outcomes & Benefits of Reuse Strategy: The Coalition’s revitalization plans are focused on vacant and underutilized sites and the project will not cause the displacement of residents or businesses. Redevelopment of the priority sites is anticipated to provide the following benefits:

Create Jobs & Reduce Unemployment: The County’s Strategic Plan 2021-2022 identifies the need for additional businesses and related amenities to support our local tourism. Returning brownfields to productive use aligns with local Plans to support tourism and prioritize employment opportunities in areas with large unemployed populations. We estimate the proposed projects at 229 North Street, the former Agway site, and Specialized

^e 2021-2022 Strategic Plan [link](#)

Print Forms could *create ~125 jobs (including up to 100 high quality technical positions)* in underserved *areas suffering* high unemployment rates.

Facilitate Private Investment: Completing environmental assessments will provide an option for strategic partner with the Livingston County Land Bank to take ownership of priority sites removing redevelopment barriers (e.g., liens, ownership issues, title flaws), and marketing them for purchase. Removing barriers will make additional sites marketable for desperately needed housing and commercial/light manufacturing development.

Provide affordable, quality housing: Adaptive reuse of the St. Mary's School and King's Daughters brownfield sites will bring affordable, quality senior and family housing to address the area's housing shortage. Furthermore, the EPA Grant will be a valuable tool for Livingston County's continued efforts to form partnerships with housing developers by covering the cost for initial assessment and cleanup planning, thereby making sites shovel-ready and deal-ready.

Generate New Tax Revenue: Livingston County will significantly increase the local tax base by restoring vacant/abandoned tax-delinquent parcels to TA tax rolls. Returning industrial/commercial parcels to productive use will also increase property values enhancing the generation of higher tax revenues that will support a healthy municipal fund.

Climate Environmental Justice Benefits: Assessment and redevelopment of the priority sites will also result in the following benefits:

Climate Adaption/Mitigation and Resiliency: Adaptive reuse of existing brownfield sites will direct revitalization away from undeveloped areas of our region that are vital to protecting our natural resources from flood related erosion, infrastructure overload agricultural loss. New building design will incorporate climate adaption and mitigation measures into all of our brownfield reuse and redevelopment projects.

Support Adaptive Reuse & Energy Efficient Building Design and Historic Preservation: Adaptive reuse projects proposed for the *St. Mary's School and King's Daughter's sites (Dansville)* will highlight historic preservation, infill development and sustainable building design. These measures will include new high-efficiency heating systems, replacement of single pane windows and electrical upgrades. The Coalition will also connect developers to federal and private utility grants to fund power infrastructure upgrades for outdated and inefficient infrastructure.

1.c. Strategy for Leveraging Resources: 1.c.i. Resources Needed for Site Reuse: As a local unit of government the County is eligible and experienced with leveraging funding from a variety of sources. Many of the funding sources identified below were previously secured for community improvement projects. The Coalition will continue to pursue these funding sources to advance reuse of sites assessed with FY24 EPA Grant funds.

Livingston County Economic Development "Grow Liv Co": offers a variety of incentive and development programs for large and small businesses in Livingston County with the overarching goal to stimulate transformative economic growth. Programs include reimbursements for façade improvements and grants to attract entrepreneurial businesses.

NY State Main Street (NYMS) Program: provides funding to invigorate downtowns in small communities. Livingston County Economic Development has administered several of these grants in the county including in December 2021 when **Dansville** received \$500K in funding to assist with rehabilitation in the downtown area.

NY Rural Area Revitalization Program: provides grants to not-for-profit CBOs for the restoration of housing, commercial and public facilities in rural areas.

NY Community Development Block Grants (CDBG): The NY CDBG program provides financial assistance for affordable housing, expanding economic opportunities and suitable living environment for municipalities with populations under 50,000 and counties with area populations under 200,000. The County has previously used this program successfully for development of the County's Housing Needs Assessment and to partner with Cattaraugus County Community Action on a mobile home replacement project.

NYS Brownfield Cleanup Program (BCP). This program overseen by the New York State Department of Environmental Conservation (NYSDEC) encourages private-sector cleanup of brownfields as an alternative to

greenfield development and removes barriers to contaminated property reuse. Our Coalition will leverage completed environmental assessments from ACG funds to attract developers who in turn can use this funding to bridge the gap from assessment to cleanup. The County has prior experience working with NYSDEC for the former K&K Stripping site in the Village of Lima which makes the County well suited to work with developers through this program.

Federal American Rescue Plan Act (ARPA): Livingston County is the recipient of \$12.2M ARPA grant. This initiative was created to support projects that provide economic resiliency and enhance communities impacted by the COVID pandemic. The Land Bank Corporation received \$500,000 from the County for residential property clean up and revitalization projects.

EPA Brownfield Cleanup Grants. If assessment activities identify eligible sites for remediation, EPA Brownfield Cleanup and Revolving Loan Fund Grants will be pursued.

1.c.ii. Use of Existing Infrastructure: The proposed projects support infill development activities that minimize urban sprawl and promote adaptive reuse of vacant/underutilized structures. Nearly all the priority sites identified have existing access to streets, sewer and water infrastructure. These sites often require the least investment in infrastructure and minimize impacts on our greenspaces. Throughout the TAs most of the brownfield sites are in town centers that have utilities readily available with the exception of **Benson Landfill** priority site located outside of a developed area. As we look at the Benson site, a potential reuse plan will be used to evaluate infrastructure needs based on future use. The FY24 EPA Grant will also be used for RBM Surveys and abatement plans in support of sustainable reuse of existing structures (such as the **Specialized Print Forms** property in Caledonia).

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT: 2.a. Community Need: 2.a.i The Community’s Need for Funding: Livingston County is comprised of rural, micro-communities with populations of less than 10,000, including the largest villages of Geneseo (pop. 8,031) and Dansville (pop. 4,586). The County is home to several NYSDEC PEJ areas and since 2010, Livingston County’s population has declined by 5.5%^f. This decline has diminished tax revenues and limited the local government’s ability to complete much needed environmental assessments to promote brownfield efforts.

As communities with declining populations and low median household incomes, financial resources are limited, and the Coalition cannot draw upon other sources of funding without an EPA grant. Demographic data shows distressed communities with higher rates of poverty, low labor force participation, and below median home values (less than half

Table 2.1: Economic Distress Data for the County and Target Areas

Data Type	Target Areas				Livingston County	New York	United States
	Dansville	Caledonia*	Livonia	Geneseo			
Total Population	4,620	4,138	7,492	7,740	61,516	19.6M	325M
In Civilian Workforce	56.0%	65.80%	68.1%	42%	57.5%	63%	63.1%
Median Household Income	\$55,286	\$56,158	\$79,687	\$34,223	\$64,467	\$68,486	\$69,021
Per Capita Income	\$36,646	\$28,615	\$35,628	\$18,414	\$33,015	\$43,208	\$37,638
Cost Burdened Households	57.6%	44.3%	22.4%	76.8%	54.4%	52.2%	49.6%
Median Home Value	\$93,200	\$125,500	\$166,700	\$171,700	\$142,000	\$340,600	\$244,900
Senior population (65+)	21.6%	16.7%	17.4%	9%	20.3%	18.1%	17.3%
Persons with a Disability	13.0%	12.3%	7.5%	3.9%	8.8%	7.7%	8.7%

Data: July, 2022 American Community Survey except Caledonia where 2019 is the most recent data. **Bold** and shaded indicate results that exceed or are less than NY and U.S;

the NY state average in several of the TAs). Higher than average populations of seniors place further strain on these communities as these residents typically are no longer participating in the labor force and spend less, further reducing the tax base. These factors contribute to lower-than-average discretionary income, resulting in less spending, and decreased local business revenues and taxes. Generational poverty, and health and welfare issues make it difficult for residents to

^f Census.gov, QuickFacts, population estimates, July 1, 2022 [link](#) accessed 11/5/23

attain higher education and economic prosperity. EPA grant funding will spur redevelopment opportunities and support strategies for increasing quality housing, new business investment and employment opportunities for residents.

2.a.ii. Threats to Sensitive Populations: 2.a.ii. (1) Health or Welfare of Sensitive Populations: As noted in Table 2.1 (2.a.i, above) multiple sensitive populations (households with low-median incomes, aging adults, persons with disabilities, and low educational attainment) reside in the TAs. Data from EPA’s EJScreen Tool shows the TAs have a disproportionate rate of sensitive populations than other areas in the U.S. With nearly half of the housing in the TAs built before the 1960s, including lack of indoor plumbing %tiles ranging from 68th (Caledonia) to 75th (Dansville), these homes are not equipped to meet the needs of older adults and persons with disabilities. Equally concerning is the high percent of properties in the TA that were built before RBM use restrictions were in place, further increasing health and welfare threats to these sensitive populations that often lack the resources to secure safer housing and work. Additional welfare concerns in the TAs include blight, high rates of unemployment, lack of affordable housing, and an above average percent of cost-burdened households. Brownfield redevelopment will assist the TAs by preparing prime locations in town centers for quality housing and commercial projects. These efforts will create local construction jobs and economic opportunities that will reduce unemployment and provide increased tax revenues to further support sensitive populations and continued development of blighted and contaminated properties.

2.a.ii. (2) Greater than Normal Incidence of Disease and Adverse Health Conditions: According to CDC’s PLACES data, Livingston County has higher incidences of health conditions that are linked to contaminants often found at brownfields. Rates of Chronic Obstructive Pulmonary Disease (COPD) are 14% above U.S. averages, cancer occurrences are 8% greater than U.S. averages, and rates of asthma are 12% above U.S. averages.[§] Aging infrastructure further exacerbates the health of residents in the TAs, as building materials pre-dating 1980 contribute to hazardous airborne particulate exposure. Harsh winter weather, in particular heavy snow/rain and flooding, increases risk of exposure to indoor toxic vapors and airborne particulates. Asthma and respiratory diseases are linked to particulate inhalation. Abatement of RBMs of brownfields in the TAs will reduce asthma and other respiratory illnesses caused by ingestion or inhalation of fine particulates.

Regular exposures to the COCs at the former industrial sites in the TAs (Agway, Specialized Print Forms, United Refining) include PCBs, VOCs, metals, RBMs, and petroleum and can increase cancer occurrences. These environmental burdens are more likely to impact sensitive populations such as the aging residents in the TAs who spent their working years at these sites and had repeated exposure to harmful substances or the low-income households who live near these sites. Rural communities in Livingston County have minimal quality housing options and work opportunities. Sensitive

Table 2.3: Health Indicators from EPA EJScreen 11/3/23	Percentile in NY				
	Dansville	Caledonia CT 0301	Livonia CT 0307	Geneseo CT0304	Livingston County
Heart Disease	75	62	57	8	62
Asthma	86	54	57	88	65
Cancer	79	69	64	7	54
Persons with Disabilities	87	76	44	12	62

Bold and shaded indicate distress factors ≥ 60th %tile.

populations, especially those with fewer resources, are more likely to live and work near contaminated sites and are disproportionately affected. Within the state of New York, data from EPA EJScreen demonstrates in Table 2.3 that residents in the TAs have elevated rates of heart disease, asthma, and cancer. Redevelopment of the

priority sites will mitigate cumulative exposure to contaminants associated with brownfields.

2.a.ii. (3) Environmental Justice: (a) Identification of Environmental Justice Issues: Implementing revitalization efforts in the TAs will assist in improving long-term health and economic prospects for residents. Prominent vacant and derelict properties in the TAs are former industrial sites centrally located in the downtown areas of the TAs where many of the sensitive populations reside. Among the priority sites, three are located in CTs the NYSDEC has identified as PEJ areas due to known contaminants and exposure for sensitive populations. Living alongside these blighted sites perpetuates the increased exposure to contaminants for persons who are disabled, aging, and experience low-income. Due to their

[§] CDC Places Tool, [link](#) accessed 11/3/23.

circumstances, these individuals do not have the resources to resolve environmental injustices, and face barriers to moving or building a new residence. As noted in Table 2.4, data from EPA EJSscreen reports all of the TAs have elevated lead paint exposure, impaired waters, high flood risk, and air non-attainment. **CEJST indices^h** for the TA communities include agricultural loss from 67th to 91st %tile across the TAs, unemployment (79th %tile) and low income (75th %tile) in Dansville, flood risks for Dansville (84th %tile) and Livonia (74th %tile), and health impacts such as asthma, lead paint, and

Type	Table 2.4: EPA EJSscreen Environmental Indicators Data generated 11/3/23	Percentile in US				
		Dansville	Caledonia CT 0301	Livonia CT 0307	Geneseo CT0304	Livingston County
Air	Air Non-attainment	YES	YES	YES	YES	YES
RBM*s*	Lead Paint	83	69	66	64	68
Petroleum	Underground Storage Tanks	63	31	36	55	43
Water	Flood Risk	83	85	80	40	70
	Impaired Waters	YES	YES	YES	YES	YES

cancer. These data, along with census and health data in previous sections, demonstrate the cumulative need in the TAs, and the great importance of tackling legacy issues that are disproportionately impacting sensitive populations. For small,

rural communities to transform their downtown centers and provide quality housing and commercial spaces, access to EPA funds for assessment and cleanup activities are essential.

(b) Advancing Environmental Justice: The ACG will be used to identify legacy soil and groundwater contamination associated with brownfields in the TAs and develop remedial measures to address those concerns and reduce exposure to contaminants for residents. Specifically, the community suffers from lack of healthy housing and has significant exposure to lead paint (see Table 2.4) and old housing that does not meet the needs of the large elderly and disabled population (see Table 2.1) and crumbling from deferred maintenance. The ACG will address legacy environmental issues of lead and asbestos exposure that has disproportionately impacted sensitive populations in the TAs. Grant funds will be used to complete RBM Surveys and remove asbestos/lead-based paint from structures in the TAs to support adaptive housing reuse projects at the priority sites. The Coalition will advance environmental justice by removing blight, creating housing and jobs, and improving access to transportation and broadband in disadvantaged areas. CAG activities will be completed without displacing residents or businesses in the TAs.

2.b. Community Engagement:

2.b.i. Project Involvement and 2.b.ii Project Roles: The Coalition will work with strategic partners provide important community input and to guide FY24 Grant implementation. These partners will be engaged for input on the site selection, cleanup and/or reuse planning process. Our non-lead coalition members and strategic partners have already confirmed their participation and/or pledged valued support for the ACG. Per Section 2.b.iii the public will have opportunities to suggest sites for assessment, investigation and reuse through regularly scheduled meetings. Table 2.5 below provides a summary of identified project partners and their roles. With an outpouring of support, we anticipate many others to add value as project partners.

Table 2.5 List of Program Partners and Roles

Partner Name	Point of Contact	Organization Purpose	Project Role
Livingston County Land Bank Corporation (LCLBC)	Joe Gunther 585-243-7563	Acquire, improve, and redistribute vacant, and abandoned properties for reuse.	Owner of catalyst site(s); leverage funding for ESAs, RBM surveys, demolition(s) and site cleanups; provide a vehicle for property transfers and ownership; reuse marketing.
Livingston Industrial Development Agency	William Bacon 585-243-7124	Develop, promote, advance sustainable economic growth.	Outreach, site selection, land use, revitalization, funding support.
Livingston Env. Management Council	Mary Underhill 585-243-7550	A county-appointed body that has developed the Natural Resource Inventory for Livingston County.	To provide natural & community resource data for use in determining brown field reclamation and revitalization strategy.
Genesee Valley Health Partnership	Diane Deane 585-991-5431	Facilitating collaboration/coordination of resources for the improvement of health among residents.	Provide insight into health detriments posed by the subject brownfields.
Housing and Homeless Task Force	Marsha Mitchell 585-243-7300	To aid in the evaluation, development and coordination of strategic planning for housing and homelessness solutions.	To provide input and technical assistance for determining the best use for sites following remediation efforts.

^h Climate and Economic Justice Screening Tool, 11/8/23

Village of Caledonia	Scott DiLiberto (Mayor) 585-538-6565	Local government.	Advise onsite prioritization and site reuse options and support economic development.
Greater Rochester Enterprise (GRE)	Matt Hurlbutt 585-530-6208	Connect business to development opportunities.	Promote new industrial and manufacturing development and outreach.

2.b.iii. Incorporating Community Input: Strong public involvement will lead to community buy-in and more effective and representative redevelopment projects. The County regularly works with the small towns and villages, CBOs, and other stakeholders to form strong partnerships on our grant programs. The coalition will form a brownfield advisory committee (BAC) made up of stakeholders that best represent the community. Community meetings will be held during all phases of the project and will be accessible to those who rely on public transportation and will be held at ADA-compliant facilities in the TAs to ensure equal access to sensitive populations and residents. The Coalition anticipates hosting 12 BAC meetings/year and up to 3 stakeholder/neighborhood meetings/year. The purpose of the meetings will be to communicate progress and solicit input and participation from potential end users and investors. **Catholic Charities** specializes in community engagement and will assist with outreach efforts to maximize opportunities for underserved populations to have a voice in shaping their neighborhoods. To reach the broadest audience possible and the residents/groups affected by the work the Coalition will use the support of **Catholic Charities** and our project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues offered.

Livingston County will advertise all engagement opportunities through public notices, email blasts, board meetings, social media and public service announcements. This approach will allow stakeholders to provide informed feedback that influences the next phase of work. Additional elements of our engagement plan include:

- **Webpage & Fact Sheets:** The County webpage will inform the community on the brownfield project providing fact sheets, informative details about the site assessment and cleanup process and a streamlined approach to the site nomination process. Fact sheets will be updated to summarize FY24 ACG accomplishments.
- **Meetings with Property Owners & Developers:** The BAC will conduct meetings with property/business owners and developers to solicit input and participation from potential end users and investors. **Catholic Charities** will work with stakeholders, and government leaders to support disadvantaged community involvement.
- **Email & Newsletters:** A stakeholder distribution list will be created, and periodic emails will be sent out. Project partners will also communicate progress via regular meetings/organizational newsletters.
- **Special Events:** Tactical events, realtor meetings, loan officer tours and meetings with local Business Council and Chambers of Commerce and Rotary Clubs, are tools the County uses to capture busy parents, business owners and residents without regular access to the Internet. This provides stakeholders with an avenue to provide meaningful input during the grant lifecycle.

This outreach and our meetings will provide an “information out, feedback in” process that will continue throughout the brownfield assessment, cleanup and redevelopment processes.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS:

3.a. Description of Tasks/Activities & Outputs: The scope of work has been organized into the tasks below.

Task 1 – Project Management, Reporting & Other Eligible Activities
i. Project Implementation: The County will oversee Consultant (QEP) activities and manage the project in accordance with the terms and conditions established in the Cooperative Agreement (CA). The QEP will assist with compliance reporting (quarterly and final reports, ACRES updates, annual disadvantaged business enterprise (DBE) and Financial Reports, etc.) and other eligible project activities identified in the CA Work Plan. With support from the QEP, the County will facilitate monthly check-in meetings with the Coalition. Up to four Coalition personnel will also attend one regional and one national brownfields-related conference.
ii. Anticipated Project Schedule: Activities will be ongoing throughout the 4-yr period.
iii. Task/Activity Lead(s): The County with support from the QEP.
iv. Output(s): 16 Quarterly Performance Reports; 1 Final Performance Report; 4 DBE Utilization Reports; 4 Federal Financial Reports; ACRES updates within 30 days of completing site-specific activities; 4 Brownfield conferences; ~48 monthly meetings.
Task 2 – Community Outreach & Site Prioritization
i. Project Implementation: Our community outreach program will include a BAC comprised of the Coalition members, project partners (see 2.b.ii), property/ business owners, residents and other stakeholders. In addition to monthly meetings, the BAC will also meet 2-3x/year with stakeholders to review and prioritize nominated sites for grant funding. The priority sites identified via the brownfield inventory in the fall of 2023 (see Section 1.a.ii) will be used by the BAC for prioritization in the first project quarter

(1Q). The BAC will establish scoring criteria that will be applied to the inventory to rank sites and identify priority redevelopment opportunities that will provide the greatest socioeconomic benefits with an emphasis on disadvantaged and underserved communities. The inventory will be updated to derive an overall score for each site and the BAC will review the highest scoring sites to confirm the most strategic are prioritized. Refining the inventory will provide the County with a valuable tool that will be leveraged to inform assessment activities on this project and future projects. Additionally, a project-specific webpage and fact sheets will be posted on the County's website and a Public Participation Plan will be developed during 1Q.

ii. Anticipated Project Schedule: The project webpage and fact sheets will be prepared during 1Q. The BAC will be convened every month with the first meeting during 1Q. Additional stakeholder meetings (up to 3 per year) will be held as needed.

iii. Task/Activity Lead(s): The County will lead outreach to residents of the target areas with support from Coalition members and project partners (as in-kind services). The QEP will facilitate stakeholder, BAC and public meetings. The QEP will develop a Public Participation Plan (PPP) and develop/maintain a focused inventory list of sites nominated/ prioritized. The Coalition and BAC will lead site prioritization efforts.

iv. Output(s): Project-specific webpage & fact sheets; 10 BAC site prioritization meetings; inventory list of sites nominated & sites prioritized for funding, 1 PPP.

Task 3 – Phase I/II ESAs & Regulated Building Material (RBM) Surveys

i. Project Implementation: At least two priority sites selected by each Coalition member will be prioritized for assessment activities. We estimate 24 sites will be assessed under this project (the final total will depend on the number of sites for which more than one type of assessment task is performed). Eligibility Determination requests will be prepared by the QEP for sites prioritized by the Coalition and BAC. The QEP will conduct Phase I ESAs for ~24 sites in accordance with the AAI Final Rule and the standards set forth in the ASTM E1527-21 Phase I ESA Process, Phase II ESAs for ~14 sites and RBM Surveys for ~14 sites. The Consultant will develop a Master Quality Assurance Project Plan (QAPP) for EPA approval prior to initiating sampling or other field or laboratory investigation activities. The Consultant will also prepare Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for each site selected for a Phase II ESA and/or RBM Survey. The SAPs will be submitted to EPA for approval prior to fieldwork.

ii. Anticipated Project Schedule: Year 1: 6 Phase I ESAs, Master QAPP, 2 Phase II ESAs, 4 RBM Surveys | Year 2: 6 Phase I ESAs, 6 Phase II ESAs, 4 RBM Surveys | Year 3: 7 Phase I ESAs, 5 Phase II ESAs, 4 RBM Surveys | Year 4: 5 Phase I ESAs, 1 Phase II ESAs, 2 RBM Surveys

iii. Task/Activity Lead(s): The QEP will lead technical activities at the direction of the County. Access Agreements will be secured by the County with support from the Coalition members.

iv. Output(s): Up to 24 site eligibility requests; 24 Phase I ESAs; 1 Master QAPP; 14 Phase II ESAs (including SAPs); 14 RBM Surveys (including SAPs) and public meetings.

Task 4 – Cleanup/Reuse Plans & Area Wide Plan

i. Project Implementation: The QEP will prepare reuse plans, market studies, and/or redevelopment feasibility studies for ~6 sites to advance redevelopment and adaptive reuse of catalyst sites. The QEP will also prepare Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Remedial Action Plans (RAPs) for ~8 sites where contamination is confirmed. The consultant will also prepare an Area Wide Brownfield Plan (AWP) that sets the foundation for implementing and maintaining a sustainable countywide brownfield program.

ii. Anticipated Project Schedule: Year 1: 1 AWP, 2 ABCAs | Year 2: 2 Reuse Plan, 2 ABCAs | Year 3: 2 Reuse Plans, 2 ABCAs | Year 4: 2 Reuse Plans, 2 ABCAs.

iii. Task/Activity Lead(s): The QEP will lead all technical activities at the direction of the County.

iv. Output(s): 1 AWP; 6 Site Reuse Plans, 8 ABCAs.

3.b. Cost Estimates: The following table provides a breakdown of estimated costs by task. An average rate of \$150/hr. was used to calculate the cost for contractual services.

Category	Cost Basis & Assumptions
Task 1 – Project Management, Reporting & Other Eligible Activities	
Travel Total: \$18,400	
<ul style="list-style-type: none"> • 2 National Brownfields Conference: \$12,000 (\$1,500/person x 4 Coalition staff x 2 conferences) • 2 Regional/State Brownfields Conference: \$6,400 (\$800/person x 4 Coalition staff x 2 conferences) 	
Other: \$3,200 Conference registration fees (\$200/person x 4 conferences x 4 personnel).	
Contractual Total: \$40,500	
<ul style="list-style-type: none"> • 48 monthly check-in meetings: \$16,500 (55 hours x \$150/hr. x 2 staff) • Compliance reporting: \$24,000 (160 hours x \$150/hr.) 	
Task 2 – Community Outreach & Site Prioritization	
Contractual Total: \$39,000	
<ul style="list-style-type: none"> • Develop Project Fact Sheets, Webpage Content & Public Participation Plan: \$6,000 (40 hours x \$150/hr.) • BAC Meetings (prepare materials [presentation, activity, posters, handouts, meeting notes/minutes, etc.] & facilitate meetings): \$12,000 (80 hrs. x 150/hr.) • Site prioritization activities & inventory of sites nominated: \$9,000 (60 hours x \$150/hr.) • Update Brownfield Inventory/GIS Link with EJ Overlay Mapping: \$12,000 (80 hours x \$150) 	
Task 3 – Phase I/II ESAs & RBM Surveys	

Category	Cost Basis & Assumptions
Contractual Total: \$1,128,900	
• Site eligibility requests: \$8,400 (56 hours x \$150/hr.)	• Phase II ESAs: \$210,000 (6 sites x \$35,000/site) ^(a,b)
• Phase I ESAs: \$144,000 (24 x \$6,000/site)	• Phase II ESAs: \$300,000 (6 sites x \$50,000/site) ^(a,b)
• Master QAPP \$ 6,500	• Phase II ESAs: \$150,000 (2 sites x \$75,000/site) ^(a,b)
• RBM Surveys: \$230,000 (4 complex sites @ \$25,000, 3 med. site @ \$20,000 and 7 @ x \$10,000/site) ^(a)	• Cleanup Plans: \$80,000 (8 sites x \$10,000)

a Costs include developing site-specific SAPs to supplement the Master QAPP and Health and Safety Plans. b. We anticipate several priority sites will require medium/complex Phase II ESAs and budgeted for those (i.e. Specialized Print Forms and United Refining)

Task 4 – Cleanup/Reuse Plans
Contractual Total: \$270,000
• Areawide Planning: \$25,000 (Sustainable brownfield plan, market analysis, adaptive reuse)
• Site Specific Reuse Plans: \$240,000 (6 sites x \$40,000/site)

A summary of the proposed budget for grant funded activities is in the following table. Please note grant funds are not requested for personnel, fringe benefit, equipment, supplies or other costs nor are grant funds requested for indirect costs. Therefore, these budget categories are not included in the table.

Budget Categories	Task 1: Project Mgmt., Reporting & Other Eligible Activities	Task 2: Outreach & Site Prioritization	Task 3: Phase I/II ESAs & RBM Surveys	Task 4: Cleanup/ Reuse Plans	Total
Travel*	\$18,400	\$0	\$0	\$0	\$18,400
Contractual	\$40,500	\$39,000	\$1,128,900	\$270,000	\$1,478,400
Other**	\$3,200	\$0	\$0	\$0	\$3,200
Total Budget	\$62,100	\$39,000	\$1,128,900	\$270,000	\$1,500,000

*Travel costs for up to 4 Coalition personnel to attend 2 regional & 2 national brownfields-related conferences/training. **Conference registration fees (\$200/person x 4 conferences x 4 personnel).

3.c. Measuring Environmental Results: When preparing the project work plan, we will develop a detailed schedule of key project milestones such as QAPP completion, task start and end dates, and scheduling and holding outreach events. At least monthly, we will track and evaluate progress in achieving outputs and milestones against the work plan schedule. We will set up weekly calls with the consultant, inviting NYSDEC and EPA as necessary, to evaluate project status and act quickly to address any unanticipated changes or deviations from the SAP and cleanup plans. We will monitor the project budget concurrently tracking the schedule, at least monthly. We will document project outputs, outcomes, and results in the quarterly progress reports to EPA and in EPA’s ACRES database. Outcomes beyond the end of the grant term will also be tracked in the ACRES database. Anticipated outputs are described in Section 3.a. Anticipated outcomes and results that we will track include; feet² of the TA prepared for reuse; number of jobs created; funding leveraged; environmental resources protected; Increase in property values; projects in disadvantaged underserved areas; increase in tax revenues; and amenities created.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability: 4.a.i. Organizational Capacity: 4.a.ii. Organizational Structure:

The County has programmatic, administrative and financial capability/capacity to manage this grant. As the Coalition Lead the County will administer the grant and be accountable to EPA for management of the Cooperative Agreement (CA) and the grant terms and conditions. The County will procure and oversee a QEP to implement technical activities. A BAC comprised of members from the Livingston County Planning, Real Property Tax and Economic Development Departments and Coalition members will manage and oversee all consultant activities and aspects of the project to ensure timely completion of project milestones.

Following a notice of grant award, the County will execute Memorandums of Agreement (MOAs) with each Coalition member. The MOAs will note the roles and responsibilities of each member and specify that Grant funds will be used to complete assessments at a minimum of two sites within the jurisdiction of each Coalition member and at least 80% of the funding for site specific activities will be used for sites in underserved communities. The County will facilitate regular meetings at least once-per-month with Coalition members so that each member is involved in the project and to ensure that clear objectives are established and followed during the entirety of the project.

4.a.iii. Description of Key Staff: Brief descriptions of key staff and their project roles are provided below.

Angela Ellis, Deputy County Administrator for Planning and Special Projects for Livingston County will be the Project Manager. She will approve and sign all reports and requests for fund disbursements; secure assistance from County staff; and oversee program administration work completed by the project Consultant. She has decades of grant implementation and planning experience across multiple jurisdictions in New York State and is also the Executive Director of the Livingston County Land Bank Corporation (LCLBC), with experience in managing commercial brownfield and single-family home redevelopment.

Joseph Gunther, Community Development Specialist for the Livingston County Planning Department will coordinate BAC meetings; coordinate check-ins with Consultants; review grant reports and disbursements prepared by the Consultant; and oversee program administration work. He is also the Program Specialist for the LCLBC with over five years of experience managing commercial brownfield and residential redevelopments.

William Bacon, Director of Economic Development in Livingston County will be a partner on the project; serve on the Project Steering Committee; and assist the Committee in selecting brownfield sites to be assessed. He has knowledge of brownfield sites in the County that are worthy of assessment and extensive experience in incentivizing and encouraging commercial development.

Penny Trimm, Principal Account Clerk for the Livingston County Planning Department will manage the grant financial administration, disbursements and accounting; and review all financial reports and funding disbursement requests for the project. She has decades of experience in managing multiple, complex grant budgets and accounting for a variety of NYS and federal funding sources.

4.a.iv. Acquiring Additional Resources: Livingston County has access to in-house resources to assist with planning, business development, community engagement, GIS, and administrative support for the project as needed. In addition, the County also has community development, engineering and environmental specialists who can also assist. The County routinely contracts with consultants and has established equal opportunity procurement procedures for ensuring a fair bidding process and complying with EPA's six good faith efforts for involving DBEs. It also has a procurement policy governing purchases of goods and services that sets forth the competitive selection processes. The procurement policy requires compliance with any federal funding source requirements regarding purchasing and program components. The County will comply with EPA's solicitation clauses in the performance of this grant. The qualifications-based procurement process used by the County to select a contractor conforms with 2 CFR 200.317 - 200.326. The consultant will support project management and compliance reporting activities and complete all assessment and cleanup studies.

4.b. Past Performance & Accomplishments:

4.b.ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements Recently, the County has received over \$1M in total funding from various sources for housing and community revitalization. In 2022, the County was awarded \$550K in Community Development Block Grant (CDBG) funding for a Mobile Home Replacement Project that runs through November 2024. In 2018, the Land Bank was awarded \$500K in funding from the New York State Land Bank Community Revitalization Initiative. Most recently, the Land Bank was awarded \$200K total over two years from the NYS Office of Community Renewal's Land Bank Initiative and \$500K in federal ARPA funding from the County's disbursement.

4.b.ii.(1) Purpose & Accomplishments: Livingston County and its partners have had great success in utilizing community revitalization grant awards. With funding from federal, state and local sources, the Land Bank has redeveloped 6 single-family residences. Additionally, the County and Land Bank have utilized grant sources to demolish vacant commercial structures and partnered with the NYSDEC to remove environmental hazards bringing the properties to unrestricted residential use.

4.b.ii.(2) Compliance with Grant Requirements: Livingston County successfully completed/complied with work plans, schedule, terms and conditions, and progress reports and met expected results on time for all grants. A review at completion showed requirements for each grant were completed on time and submitted in required formats via designated reporting portals. No corrective actions were required for the grants.

Threshold Criteria for Assessment Coalition Grants

1. APPLICANT ELIGIBILITY:

1.a. Applicant Type: County Government. As a County Government, Livingston County is a “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

1.b. Federal Taxation Exemption Status: Not applicable. (The County is not a 501(c)(4). As a unit of local government, the County is exempt from federal taxation.)

2. NUMBER & ELIGIBILITY OF NON-LEAD COALITION MEMBERS: Livingston County has formed a Coalition with four non-lead members, and each represent separate geographic areas (referenced as Target Areas) of the region where brownfield revitalization projects will be focused. The *non-lead members include:* the **Town of Livonia, Village of Dansville, Village of Geneseo** and community-based organization (CBO) **Catholic Charites of Steuben/Livingston County (Catholic Charities)**. These organizations were identified as key partners for the EPA Brownfield Assessment Coalition Grant project because of ongoing partnerships with the County and our collective goals of addressing environmental justice issues, economic conditions, housing shortages, and safer communities. The target areas are described below. All four non-lead Coalition members are eligible applicants for EPA Brownfield Assessment Grants. Detailed eligibility information is provided below:

The ***Town of Livonia, New York*** is eligible to apply for grant funding under the criteria as a General-Purpose Unit of Local Government as defined under 2 § CFR 200.64. A Letter of Commitment to participation as a coalition member is provided in Attachment A.

The ***Village of Dansville, New York*** is eligible to apply for grant funding under the criteria as a General-Purpose Unit of Local Government as defined under 2 § CFR 200.64. A Letter of Commitment to participation as a coalition member is provided in Attachment A.

The ***Village of Geneseo, New York*** is eligible to apply for grant funding under the criteria as a General-Purpose Unit of Local Government as defined under 2 § CFR 200.64. A Letter of Commitment to participation as a coalition member is provided in Attachment A.

Catholic Charities is eligible to apply for grant funding under the criteria as a nonprofit corporation as a 501(c)(3). Catholic Charities is a regional community outreach organization whose focus is to provide both the opportunity and the support that people need to improve their quality of life. The organization is not a part of or affiliated with any of the non-lead coalition members, is not under the control of Livingston County, and has its own board of directors and staff. A Letter of Catholic Charities’ commitment to participate as a coalition member is provided in Attachment A
Catholic Charities’ IRS Determination of 501(c)(3) status can be found in Attachment B.

3. TARGET AREAS:

The Target Areas for this grant application are provided below.

- Town of Caledonia Target Area – Coalition Lead, Livingston County. The Target Area focuses on the Town of Caledonia census tract 36051030100 (population 4,138). This TA contains multiple brownfield sites with priorities listed as Specialized Print Forms and Former Agway where reuse promotes community goals of increasing housing and economic development.

- Town of Livonia Target Area – Non-lead, Town of Livonia. The Target Area includes census tract 36051030700 (population 7,584). This TA contains numerous brownfield sites with priorities listed as United Refining, 4777 Main Street and Benson Landfill which promote the goals of regional and local Comprehensive Plans.
- Village of Dansville Target Area – Non-lead, Village of Dansville. The Target Area includes census tract 36051031400 (population 4,586). This TA contains multiple brownfield sites with priorities listed as St. Mary’s School and King’s Daughters Home where reuse promotes historical character of the village and community revitalization goals.
- Village of Geneseo Target Area – Non-lead, Village of Geneseo. The Target Area focuses on the 2.9 mile² Village of Geneseo (population 4,138). The Village of Geneseo falls within 4 census tracts (36051030201, 36051030202, 36051030400, 36051030500). Contains multiple brownfield sites with priorities listed as 5 Chestnut Street and the Old Jail. Reuse promotes community goals of increasing housing, economic development and improving public spaces.
- Town of Leicester Target Area – Non-lead, Catholic Charities. The Target Area includes census tract 36051030800 (population 5,148). This TA contains numerous brownfield sites with a priority site of 2949 Cuylerville Road, which promote the County’s strategic goal of economic development and cultivating healthy living through recreational resources.

4. EXISTING BROWNFIELDS GRANTS TO NON-LEAD MEMBERS:

None of the non-lead coalition members have been awarded an EPA Brownfield Grant. Therefore, none of the non-lead members are a recipient of an open Cooperative Agreement for Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant funding and none were awarded a MARC Grant that closed in 2016 or later.

5. COALITION AGREEMENT:

Letters of commitment confirming the membership of the Town of Livonia, Village of Dansville, Village of Geneseo and Catholic Charities in the Coalition are provided in Attachment A. Following grant award, Livingston County will create a Memorandum of Agreement (MOA) for the Brownfield Assessment Coalition Grant project in accordance with the terms and conditions issued by EPA for the FY24 Grant.

6. COMMUNITY INVOLVEMENT:

The Coalition is committed to a transparent and inclusive public process that actively engages project partners, stakeholders, and community members. As such, our Community Involvement Plan includes a comprehensive outreach approach that ensures citizens are given the opportunity to provide meaningful input that shapes the future of their community. Community involvement in planning and implementation ensures stakeholders have a voice in decision making so residents and businesses alike benefit from the revitalization of brownfields in their neighborhoods. Coalition partner Catholic Charities specializes in community engagement. Catholic Charities will assist with outreach efforts to maximize opportunities for underserved populations to have a voice in shaping their neighborhoods. As a foundation for community engagement the coalition will form a brownfield advisory committee (BAC) consisting of stakeholders that best represent the community. Other key elements of our plan include:

- **Webpage & Fact Sheets:** The County webpage will inform the community on the brownfield project providing fact sheets, informative details about the site assessment and cleanup

process and a streamlined approach to the site nomination process. Fact sheets will be updated to summarize FY24 ACG accomplishments.

- **Meetings with Property Owners & Developers:** The BAC will conduct meetings with property/business owners and developers to solicit input and participation from potential end users and investors. Catholic Charities will work with stakeholders, and government leaders to support disadvantaged community involvement.
- **Email & Newsletters:** A stakeholder distribution list will be created, and periodic emails will be sent out. Project partners will also communicate progress via regular meetings/organizational newsletters.
- **Special Events:** Tactical events, realtor meetings, loan officer tours and meetings with local Business Council and Chambers of Commerce and Rotary Clubs, are tools the County uses to capture busy parents, business owners and residents without regular access to the Internet. This provides stakeholders with an avenue to provide meaningful input during the grant lifecycle.

7. EXPENDITURE OF EXISTING GRANT FUNDS:

Neither Livingston County or any of the Coalition team members have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

8. CONTRACTORS AND NAMED SUBRECIPIENTS:

Contractors: Livingston County completed a fair and open public procurement process in accordance with 2 CFR Part 200, 2 CFR Part 1500 and 40 CFR Part 33 to obtain the services of a Qualified Environmental Professional (QEP) team. Below is the information requested:

- **Request for Proposals (RFP) Advertising Process:** The RFP was posted on the New York State Contract Reporter (New York State's Official Source of Contract Opportunities), on the County Website, and the County also directly contacted local New York State Certified minority and women owned business from the state's registry to solicit responses.
- **RFP Response Period:** The RFP was advertised for 30 days (from Sept. 21, 2023 through Oct. 23, 2023). A copy of the RFP is provided as **Attachment C**.
- Three proposals were received and three were reviewed and scored by the County's selection committee.
- **Firm Selected:** A QEP team led by Montrose Environmental Solutions, Inc. was selected to provide grant application and implementation services. The team includes environmental professionals, urban planners, and real estate strategists. Authorization for the grant writing portion was provided as a County Resolution (2023-381) dated October 25, 2023 and provided in **Attachment D**. Draft Contract terms and conditions are provided in Attachment D and are currently in legal review. An executed contract can be forwarded to EPA upon completion.

Name Subrecipients: Not applicable. (No subrecipients have been identified.)