



DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

RE: FY2024 EPA Brownfields Assessment Coalition Grant Application

Seneca 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:

Seneca County, New York
1 DiPronio Drive
Waterloo, New York 13165

2. Funding Requested:

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

3. Location:

- (a) City: Town of Seneca Falls, Town of Waterloo, Town of Romulus
- (b) County: Seneca
- (c) State or Reservation: New York

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

Lead Coalition Member: Seneca

- Target Areas
 - Romulus – Coalition Lead, Seneca County
 - Seneca Falls, Town of Seneca Falls, non-lead
 - Waterloo, Town of Waterloo, non-lead
 - Southern portion of the County, Seneca Towns Engaging People for Solutions (STEPS), non-lead
- Census Tract Numbers within the Target Areas
 - Romulus – 9508.1 and 9508.2
 - Seneca Falls – 9502, 9503 and 9504
 - Waterloo – 9505 and 9506
 - Southern portion of the County – 9509
- Priority Site Addresses
 - Former Willard Psychiatric Hospital, 7116 Co Rd 132, Willard, NY 14588
 - Former Seneca Army Depot, 6600 NYS Route 96, Romulus, New York
 - Former Seneca Falls Hospital, 2 Fall Street. Seneca Falls, New York 13148
 - 84 Auburn Road, Seneca Falls, New York 13148
 - 1265 Waterloo – Waterloo-Geneva Road, Waterloo, New York 13165



SENECA COUNTY

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- 30 Virginia Street, Waterloo, New York 13165
- 8538 NYS Route 414, Lodi, New York 14860

5. Contacts:

(a) Project Director:

Name: Jill Henry, Director, Seneca County Department of Planning and Development
 Phone: (315) 539-1637 | Email: jhenry@co.seneca.ny.us
 Mailing Address: 1 DiPronio Drive, Waterloo, New York 13165

(b) Chief Executive/Highest Ranking Elected Official:

Name: Michael Enslow, Chairman of the Board of Supervisors
 Phone: 315-651-9432 | Email: menslow@co.seneca.ny.us
 Mailing Address: 1 DiPronio Drive, Waterloo, New York 13165

6. Population:

- Population of Target Areas:
 - Town of Seneca Falls: 8,724
 - Town of Waterloo: 7,388
 - Town of Romulus: 5,947
 - Southern County Census Tract: 3,957
 - Population of Seneca County: 33,814

7. Other Factors:

Other Factors Criteria	Page #
Community population is 10,000 or less.	1
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).	1,3,4
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.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will consider climate adaptation/mitigation capacity and resilience to protect residents and community investments.	4



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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: Not applicable.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

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October 30, 2023

Jill Henry
Director, Planning & Community Development
Seneca County
1 DiPronio Drive
Waterloo, NY 13165

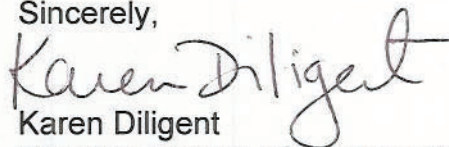
Dear Ms. Henry:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from Seneca County, dated October 23, 2023, for a state acknowledgement letter for a Federal Year 2024 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that Seneca 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 Town of Seneca Falls, Town of Waterloo, and Seneca Towns Engaging People for Solutions (STEPS). Focus of the funding will be to conduct Phase I and II Environmental Site Assessments in target areas throughout Seneca County. 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
M. Cruden, DEC Albany
M. Zamiarski, DEC Region 8
D. Pratt, DEC Region 8
J. McGrath, Seneca County



Department of
Environmental
Conservation

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Coalition Members, Target Areas, & Brownfields: **1.a.i. Coalition Members:** To promote a regional effort and support revitalization of brownfields throughout the County's most impacted areas, lead member the Seneca County Department of Planning and Community Development (Seneca County or the County) has formed a Coalition with three non-lead members each representing separate geographic areas referred to as Target Areas (TAs). Coalition non-lead members include the Town of Seneca Falls, the Town of Waterloo and community-based organization (CBO) Seneca Towns Engaging People for Solutions (STEPS) whose focus is to encourage and support Seneca County residents to improve community health. Non-lead members were identified as key members for the EPA Brownfield Assessment Coalition Grant (ACG) because of ongoing partnerships with the County and collective goals to address environmental justice issues, economic conditions, housing shortages, promote safer communities, and preserve greenspace. While our non-lead members lack capacity/resources to manage a grant on their own, together our Coalition forms a cohesive partnership that will streamline grant management and maximize opportunities for brownfield assessment and planning. TAs by coalition member include the Town of Seneca Falls (pop. 8,724, Census Tracts (CTs) 9502, 9503 and 9504), the Town of Waterloo (pop. 7,388, CTs 9505 and 9506), with Seneca County's TA covering the Town of Romulus (pop. 5,947, CTs 9508.01 and 9508.02). STEPS will assist with community engagement with a focus on sites in the southern portion of the County (pop. 3,957, CT 9509).

Our TAs have some of the highest concentrations of brownfields in NY State and the County with aging populations, low income, high poverty levels, and a decreasing tax base leaving very limited funding to address brownfields. Working with our local communities and strategic partners such as the Finger Lakes Regional Land Bank Corporation (FLRLBC) and the Seneca Industrial Development Agency, the County is uniquely positioned to lead a coalition to address brownfields and support revitalization in our most impacted areas. To address our collective revitalization goals, including improving public health outcomes in environmental justice areas through the filling of funding gaps that 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: Seneca County, pop. 33,814, is located in the Finger Lakes Region of Central New York approximately mid-way between Rochester and Syracuse. The County covers 390 miles², is bounded on the east by Cayuga Lake and on the West by Seneca Lake, and consists of 10 Towns, four Villages, & 12 unincorporated Hamlets. The County is home to the Women's Rights National Historical Park, the Seneca Museum of Waterways and Industry, and is the birthplace of Memorial Day. The County is known for its strong agricultural setting, outdoor activities and tourism and is also home to top-notch wineries and craft beverage manufacturers. The Cayuga and Seneca Canal bisects the County through two of our TAs, the Towns of Seneca Falls and Waterloo, connecting the Erie Canal with Cayuga and Seneca Lakes. Over 200 years ago, construction of canal(s) and railroads in the region fueled availability of fast and affordable transportation of goods. The result was an immediate influx of industry, new residents and culture. Modernization of the canal system in 1915 led to the destruction of a portion of Seneca Falls that included over 150 industrial, commercial, and residential buildings causing significant displacement of residents. During the 1970s, the County lost many employers including Sylvania and Guaranteed Parts and ITT/Gould's Pumps underwent a significant downsizing. In addition, the construction of the New York State (NYS) Thruway 10 miles north of Waterloo and Seneca Falls facilitated a mass movement of retail and commercial operations away from the area. In the year 2000, the US Army closed its Seneca Army Depot in Romulus, which employed 7,000 people at its peak. The expansive Willard Psychiatric Center located in Romulus formally closed in 1995. Most recently, the NYS Dept. of Corrections and Community Supervision (DOCCS) shuttered a Drug Treatment Campus at Willard in 2022. The loss of these employers had significant economic impacts on the County and its municipalities including the creation of abandoned properties. These properties (Brownfields) pose risks relating to structural integrity and environmental concerns (hazardous building materials and potential soil and groundwater impacts from petroleum and hazardous substances).

Our TAs have +/- 35% of the County's population and Waterloo has been **Designated as an Opportunity Zone (DOZ)**. Waterloo and Seneca Falls CTs are located within three NYS defined Disadvantaged Communities^a due to low median incomes of residents and high poverty. The Town of Romulus TA and a majority of the southern portion of the County is located in a Climate Environmental Justice (CEJ) area with census tracts that are overburdened, underserved and disadvantaged^b. Together, our TAs are burdened with some of the greatest socio-economic challenges in the County suffering from low income, high energy costs and a high percentage (32%) of people age 25 or older with less than a high school education. The TAs have a high concentration of vacant/abandoned properties (including vacant homes) that can be used to revitalize disadvantaged neighborhoods and the economy. All TAs meet the NYS definition of a Potential Environmental Justice (EJ) Area^c and all the CTs meet the definition of an American Rescue Plan Act (ARPA) qualified CT^d. A description of each TA is provided below.

Seneca Falls TA: covers 107 acres of the former Village of Seneca Falls and areas bordering the Canal. The TA is located within a dense urban setting (constructed in the late 1800s) and has numerous deteriorating buildings. Residents face significant EJ impacts living among numerous brownfields (abandoned industries and chemical manufacturers, drycleaners, service stations, a deteriorating former hospital, and waste sites), exposing them to contaminants in groundwater, sediment, soil, and regulated building materials (RBMs) such as asbestos, lead paint and PCBs.

Waterloo TA: covers 600 acres in the Town and Village of Waterloo and extends for 2 miles along the northern edge of the Cayuga Seneca Barge Canal. This TA is characterized by a mix of residential, commercial, and industrial uses with compact and walkable streets adjacent to deteriorating former industrial buildings. Area residents face significant EJ impacts living amid vacant, dilapidated brownfields such as abandoned dry cleaners, service stations, and former industrial sites exposing them to contaminants in groundwater, sediment, and soil gas along with exposures to RBMs.

Romulus TA: encompasses the Town of Romulus and the former grounds of the Seneca Army Depot, a former defense site and NPL site^e to the west. This TA is located in the central portion of Seneca County northwest of Ithaca, NY. The Hamlet of Willard within the Town Boundaries is home to the former Willard Psychiatric Center (discussed below) **the highest priority brownfield site for the Coalition and our strategic partners**. Residents in this TA face significant EJ and CEJ impacts such as low income and living among numerous brownfields including the Former Seneca Army Depot and Willard Psychiatric Center exposing them to contaminants in groundwater, sediment, soil gas and RBMs.

EPA funding is vital to our efforts to complete site assessments, undertake reuse planning and prepare cleanup plans in these TAs to help reverse the social and economic impacts of our brownfields and facilitate community revitalization.

1.a.iii. Description of the Priority Brownfield Sites: With a history of over 200 years of heavy industry, hazardous substance and petroleum-impacted brownfields are scattered throughout Seneca County. In November of 2022, Seneca County with assistance from the FLRLBC, completed a Brownfield Strategy to revitalize abandoned and derelict properties, return them to the tax rolls and put them back into productive use. The project identified numerous priority brownfield sites in the TAs. Priority sites include a former hospital, abandoned auto garages/gas stations, abandoned residential housing, and commercial and industrial building sites ranging in size from 0.1 acres to 475 acres. The

^a NYS defines Disadvantaged Communities as block groups with median incomes at or below HUD's 50% AMI threshold, that are also located in NYSDEC Potential Environmental Justice Areas or Opportunity Zones.

^b Climate and Economic Justice Screening Tool, November, 2022.

^c 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.

^d American Rescue Plan Act (ARPA) Qualified Census Tracts (CT) are those in which at least 50% of households have incomes below 60% of the Area Median Gross Income (AMGI) or have a poverty rate of 25% or more.

^e Climate and Economic Justice Screening Tool, November, 2022.

brownfield strategy shows our TAs have significant environmental justice impacts with residential neighborhoods built alongside early industrial corridors putting residences, schools and parks in close proximity to former industrial, manufacturing and utility businesses which have become brownfields.

The following Table 1.1 includes several priority redevelopment sites identified by the Coalition. Revitalization planning (see 1.b.i), has identified these sites as potential economic development catalysts for each TA. Our coalition understands that at least two sites in each member’s geographic boundary must be assessed and at least 80% of the funding for site-specific activities will be used in underserved communities.

¹	Priority Site ²	Table 1.1 Priority Site Descriptions	Funding Needs
Seneca County	Former Willard Psychiatric Center	Top priority abandoned and vacant medical campus spanning 475-acre with Seneca Lake frontage that was used by NYS as a mental health and correctional facility. Constituents of concern (COC) include maintenance fluids, petroleum and RBM. A site reuse plan is currently underway.	Large scale Phase I/II ESA, RBM Surveys, reuse planning
	Former Seneca Army Depot	Property was used by the US Army from 1941 - 1990s for munitions storage and military training. Formally closed as part of the DOD Base Realignment and Closure program in 2000. Potential COC include hazardous substances, petroleum and RBM.	Large scale Phase I/II ESA, RBM Survey, site specific reuse planning
Seneca Falls	Seneca Falls Hospital	1.4-acre site occupied by a 35K ft ² abandoned hospital located on the Canal within the central business district. The building is a danger to the community with former fuel storage, maintenance chemicals and RBM identified as COC.	Large scale Phase I/II ESA, RBM Survey, site specific reuse planning
	84 Auburn Road	5-acre parcel with a 5K ft ² deteriorated and abandoned auto garage and fueling station located in the central business district. The building is a danger to the community with former fuel storage, maintenance chemicals and RBM COC.	Phase I/II ESA, RBM Survey
Waterloo	1265 Waterloo - Geneva Road	Vacant service/fueling station on 0.5-acres located in a flood plain along a mixed commercial/residential section of the TA. The building is a danger to the community with former fuel storage, maintenance chemicals and RBM identified as COC.	Phase I/II ESA, RBM Survey
	30 Virginia Street	0.1-acre lot located in a densely populated area of the TA. Currently houses a deteriorating 3,700 ft ² building previously used for dry cleaning. Potential COC include chlorinated solvents, petroleum and RBM.	Phase II ESA, RBM Survey, RAP
STEPS	8538 NYS Route 414	Former fueling/auto service station located along NYS Route 414, a regional thoroughfare the County and Watkins Glen, NY. The building is a danger to the community with former fuel storage, maintenance chemicals and RBM COC.	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: In 2022 the County completed a Brownfield Strategy that identified properties within and outside of our identified TAs where assessment and revitalization would have significant economic and social impacts. One of the initial steps of implementing our ACG funding will be to develop a countywide brownfield inventory to supplement existing priority sites. Each County community will be asked to participate by nominating sites and develop the inventory. Sites will be mapped using GIS and a description of each site and key revitalization opportunities will part of the database. An additional feature will include 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 our communities. As part of our ACG management approach, a Brownfield Advisory Committee (BAC) will be formed to maximize community outreach 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 CTs.

1.b. Revitalization of the Target Areas: 1.b.i. Reuse Strategy & Alignment with Revitalization Plans: The TA brownfield strategies align with projects/goals established during community engagement and development planning conducted for the Village of Seneca Falls Comprehensive Plan and Downtown Revitalization Initiative, the Town of Waterloo Comprehensive Plan; the County’s Brownfield Strategy; Seneca County’s Housing Needs Assessment, Economic Development, and Agricultural Enhancement Plans; and The Romulus Comprehensive Plan. The Seneca Industrial Development Agency is also working on a site reuse plan for the Willard Psychiatric Center campus. The sites identified below are catalytic and will spur development consistent with these plans. 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)** include existing infrastructure; and **(d)** are the focus of recent planning initiatives. These factors provide a strong foundation for revitalization of our TAs, potential to attract private investment, and ability to focus revitalization

on neighborhoods having the greatest social, economic, and EJ needs. The following table summarizes redevelopment strategies and local land use/revitalization plans for priority sites.

	Priority Site	Table 1.2 Reuse Plans/Strategy	Alignment with Revitalization/Land Use Plans
Seneca County	Former Willard Psychiatric Center	Commercial/residential mixed residential, office, medical, hotel space with available utilities and substantial acreage for renewable energy.	County and the Town of Romulus plans include mixed types/sizes of housing for seniors/special needs residents. Overall adaptive reuse for this historic building and promoting renewable energy.
	Former Seneca Army Depot	Commercial use as office space, housing, retail distribution, manufacturing with available utilities and substantial acreage for renewable energy.	Supports Comprehensive Plans to revitalize vacant/underutilized brownfields, support renewable energy development and community serving businesses.
Seneca Falls	Seneca Falls Hospital	Residential (senior housing), medical space <i>with canal access</i> for trails and boating to transform canal neighborhood into an economic anchor.	Supports goals of County and Town Comprehensive Plans to redevelop sites along the canal. Waterside district focusing on mixed use infill development to enhance boating and trails.
	84 Auburn Road	Community input on reuse included commercial retail, office, food services and/or healthcare space.	Supports goals of County and Village Comprehensive Plans as an ideal area for commercial and residential growth with infrastructure.
Waterloo	1265 Waterloo - Geneva Road	Commercial/medical space. Interest from adjacent office owner to expand onto this property.	Meets redevelopment goals to revitalize the property to support medical office use.
	Calabrese Cleaners 30 Virginia Street	County owns the adjacent parcel and has interest in purchasing this property to merge them and construct a 3 story 13,000K ft ² mixed use building.	Supports County and Town vision to remove blight and EJ impacts from this area and create commercial space and affordable housing.
STEPS	8538 NYS Route 414	Community input on reuse included commercial retail, office, food services, farm produce store	Supports goals of County and local Comprehensive Plans to promote infill development and create jobs.

1.b.ii. Outcomes & Benefits of Reuse Strategy: The table below shows the anticipated number of new jobs, and residential, industrial, and commercial space created from proposed projects.

Priority Site	New Residential Space ⁽¹⁾⁽²⁾	New Industrial/Commercial ⁽¹⁾	Jobs Created ⁽³⁾
Former Willard Psychiatric Center	60	⁽¹⁾ 100,000 ft ² - Hotel, Water Access, Office	100*
Former Seneca Army Depot	n/a	⁽¹⁾ 100,000 ft ² - industrial, Solar Energy	160*
Seneca Falls Hospital	30	n/a	20
84 Auburn Road	n/a	5,000 ft ²	20
1265 Waterloo Geneva-Road	n/a	1,500 ft ²	10*
Calabrese Cleaners 30 Virginia Street	15	20,000 ft ²	35
8538 NYS Route 414	n/a	3,500 ft ²	15*
Total Estimates	105	230,000 ft ²	360

⁽¹⁾ Square footage (sf²) based on size of existing structure(s) or proposed size of new structure. ⁽²⁾ Unit estimates based on average apartment size of 860SF. ⁽³⁾ Job estimates based on the USEIA's most recent employment estimates for industrial, commercial, retail, restaurant, and mixed-use spaces. *Denotes jobs created in CEJ/EJ/NYS potential EJ area.

These combined efforts will return abandoned, often tax-delinquent sites to productive use, increasing tax revenues, property values and the health and welfare of our communities as highlighted below.

Create Jobs & Reduce Poverty: Returning brownfields to productive use aligns with local Plans to prioritize employment opportunities in areas with large unemployed populations and bring high-quality technical jobs to abandoned facilities. As shown in the above table, we estimate the proposed projects will *create ~360 new jobs, including 285 in disadvantaged and underserved areas suffering* high unemployment rates.

Generate New Tax Revenue: By restoring vacant/abandoned tax-delinquent parcels to TA tax rolls, Seneca County will significantly increase local tax base. Returning industrial/commercial parcels to productive use will also increase property values enhancing the generation of higher tax revenues.

Stimulate Private Investment: Quantifying environmental liabilities will provide and option for strategic partner FLRLBC to take ownership of priority sites removing redevelopment barriers (e.g. liens, fractured ownership, title flaws), and marketing them for purchase. The entire County is also located in a federally designated Hub Zone which provides contracting opportunities for small businesses in historically underutilized zones. Removing these barriers will make sites marketable for badly needed housing and business development and STEPs will assist with public outreach and marketing new investments disadvantaged and underserved communities.

Provide affordable, quality housing: Existing development plans focus on providing affordable, housing for our residents. Most brownfield sites identified to date are on existing infrastructure and bringing these sites back to productive use promotes affordable housing by reducing the need to develop new water and sewer lines thereby also reducing sprawl.

Renewable Energy: We have a history of supporting renewable energy and will promote those development options for the Seneca Army Depot, Willard Psychiatric Center, and other sites. **Energy efficient building design and climate adaption/mitigation measures** will be built into brownfield redevelopment/adaptive reuse projects which will also improve affordability.

1.c. Strategy for Leveraging Resources:

1.c.i. Resources Needed for Site Reuse: The County and our partners have a proven track record of leveraging funding from local, state, private and federal sources for community revitalization. Local businesses such as Waterloo Container have demonstrated commitment to the County/Region investing millions in building/business expansion. FY24 ACG funds will solidify a foundation for stimulating other funding for community revitalization. Assessment and reuse planning completed under the ACG will be integrated with targeted demolitions and cleanups by the FLRLBC at priority sites. This will position our Coalition to leverage the following additional funding sources to advance brownfields reuse:

- **NY State Mainstreet Grants: Housing and Community Renewal:** provides funding to invigorate downtowns in small communities. Waterloo successfully received \$500K from this program in 2022 to revitalize their 9-27 Main Street corridor which is located within one of our TAs. The project will create 13 new upper floor residential apartments and modernize commercial storefronts.

- **American Federal Rescue Plan Act: “Grow Seneca”:** initiative provides existing/new businesses with 25 or fewer employees up to \$10K to aid with diversifying the local economy, encouraging growth, and creating economic and employment opportunities.

- **Restore NY Communities Initiative:** provides funding to revitalize commercial/residential properties encouraging community development and neighborhood growth by eliminating blight. The Town of Seneca Falls has applied for \$2M in funding to renovate upper floors a former Knitting Mill that houses the National Women’s Hall of Fame. The Town of Waterloo has also leveraged \$485K under this program to promote renovation of several downtown buildings.

- **NYS Office of Community Renewal:** Provides CDBG and other funds to municipalities with populations < 50,000 and counties with area populations < 200,000 to revitalize neighborhoods, expand affordable housing and economic opportunities and improve community facilities and services. The County has used this program to successfully fund gaps for community revitalizations and most recently to fund a countywide Housing Needs Assessment. In 2022, Waterloo received \$13.5M in funding to transform a historic downtown school into 35 homes for seniors aged 62 and over.

- **NYS Downtown Revitalization Initiative (DRI)** the Town of Seneca Falls was awarded \$10M in DRI funding in 2019 to boost economics by transforming its downtown into vibrant a neighborhood. Funding is addressing needs for mixed use development, housing for the workforce and seniors, focusing on using space such as the former Seneca Falls Hospital.

- **NYS Brownfield Cleanup Program (BCP).** The BCP provides tax incentives for the redevelopment of brownfields. The BCP offers property tax credits to private brownfield sites developers. We will leverage completed environmental assessments from ACG Grant funds to attract developers who commonly use this program as part of their investment strategy.

- **Seneca County Available Funding.** The County and strategic partners such as the Seneca Industrial Development Agency and Finger Lakes Regional Land Bank have multiple additional funding options to assist prospective brownfield site developers including: Tax Incentive Programs; and Business Property Tax Exemptions. The Land Bank also has pre-development funds from NY State which can be used to supplement EPA funding if necessary for use on designated brownfield projects.

- **EPA Cleanup Grants.** If assessment activities identify remediation is necessary prior to redevelopment, EPA Brownfield Cleanup and Revolving Loan Fund Grants will be pursued.

1.c.ii. Use of Existing Infrastructure: The TAs have the most robust infrastructure (water, sewer, highway, rail, public transit access) in the region providing the greatest opportunity for reuse. EPA brownfield funding will be

used primarily to address priority properties with existing infrastructure service unlocking near term development and promoting revitalization in our most impacted neighborhoods. The Willard Psychiatric Center has existing and underutilized infrastructure serving numerous abandoned structures that the coalition anticipates preserving for reuse as commercial and residential property. This will also provide opportunities to preserve the unique architectural character and history of our communities. The Seneca Falls and Waterloo priority sites have existing sewer, water access, natural gas, electric and telecommunications service with capacity to promote manufacturing reuse. Throughout the TAs most of the brownfield sites are in town centers that have utilities readily available. Furthermore, within the last 5-years, the County and its coalition partners have acquired over \$20M in federal/state grants and loans for utility infrastructure upgrades.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a. Community Need: 2.a.i. The Community’s Need for Funding: The 2022 estimated populations (US census) for Seneca County, and our TAs (see table 2.1) have all declined since 2010. Population loss is economically challenging for any community but is especially challenging for micro-communities such as those in Seneca County. According to Quick Facts and American Community Survey, 2022, County, Seneca Falls, Waterloo and Romulus resident’s annual median household incomes (\$59,086, \$51,429, \$59,415, and \$48,807 respectively) fall significantly below the US average (\$69,717) and NYS (\$75,157) levels. Population loss, low incomes, and high poverty rates reduce the local tax base limiting funding available for brownfield projects. Together the factors shown in the Table 2.1. below indicate much lower than average discretionary income, which results in less spending, decreasing local business revenues and taxes. Abandoned property is also an economic challenge for all of the Target Area communities. With a decreasing tax base, below average incomes, and an aging population, municipalities in the County have limited staff and financial resources to address brownfields without outside funding. In addition, funds formerly available through the NYSDEC Environmental Restoration Program (ERP) are currently depleted.

Data Type	BROWNFIELD TARGET AREA			Seneca County	New York State	United States
	Seneca Falls	Waterloo	Romulus			
Total Population	8,724	7,388	5,947	32,882	19.6M	333M
Senior Population	19.7%	23.9%	16.1%	21.8%	18.1%	17.3%
Median Household Income	\$51,429	\$59,415	\$48,807	\$59,086	\$75,157	\$69,717
Poverty Rates	13.8%	11.3%	20%	13.4%	14%	11.5%
Disabled Persons Pop. (non-institutionalized)	16.7%	21%	22.7	16.8	11.4%	12.6%
Population not in the Labor Force	32.5%	38.2%	43.5%	42.9%	37.2%	37%

Data reflect July 1, 2022 Quick Facts and American Community Survey 5-yr estimates from American Fact Finder (factfinder.census.gov), Community and Economic Justice (11/22/2022) and Environmental Justice (10/2/2023) Screening Tools. **Bold** indicates distress factors above or below (depending on factor) US averages. **Shaded** indicates distress factors above or below (depending on factor) State averages.

Since 2008 there has been a decline in business activity causing a decline in property tax revenues, further straining the Target Area’s ability to maintain aging infrastructure that typifies older municipalities. A decrease in jobs and population has added to community blight as the number of vacant (“zombie”) homes has also increased. These economic factors/challenges have had a cumulative negative impact on the ability of the target communities to provide necessary resources such as police, EMS, and fire service to its residents. As communities with small populations and low incomes, Seneca Falls, Waterloo and Romulus have limited financial resources and are unable to draw on other initial sources of environmental cleanup funding. Tax delinquent sites have a substantial impact on these communities, and due diligence is required as part of the process to understand environmental risks. Without the use of ACG funds to supplement other sources, the TAs will not have the resources necessary to complete site assessments, reuse planning and cleanup plans and existing Brownfield properties will remain perpetually tax delinquent and underutilized, increasing the probability that additional abandoned/vacant sites will be created.

2.a.ii. Threats to Sensitive Populations: 2.a.ii.(1) Health or Welfare of Sensitive Populations: Table 2.2 shows that the TAs are home to multiple sensitive populations (low income, senior populations, persons with disabilities and individuals with < a high school education) and according to EPA’s EJSCREEN, are challenged with high levels of poverty and unemployment compared to other areas of the County, NYS and the US. According to

CEJST, TA census tracts in Romulus and the southern portion of the county are mapped disadvantaged and underserved communities. **Welfare concerns** in the Target Areas include blight, safety concerns related to abandoned buildings, homelessness, lack of quality affordable housing, health insurance, healthy food choices, flood risk, and agricultural loss related to climate change. As detailed in Sections 2.a.ii (2) & (3) below, **health concerns** in the Target Areas include asthma, lead poisoning, pre-mature death, and cancer and heart disease health indicators at 68 and 83 state percentile levels respectively. **Aging infrastructure and lack of safe and quality housing** are also problems as over half the area's housing stock was built pre-1960 (increasing potential exposure to RBMs). The ACG Grant will help address the above challenges by returning brownfields to productive uses that **create jobs** for residents **in all the Target Areas** (thus reducing unemployment, poverty levels and need for public assistance), and **create quality, affordable housing** at the former Willard Psychiatric Center, former Seneca Falls Hospital and other properties to support the objectives of community plans.

Table 2.2 Sensitive Population Categories ^f	Percentile in US			
	Target Area			
	Seneca Falls	Waterloo	Romulus	County
Low Income Population	49	57	64	57
Sr. Population (age 64+)	62	77	63	64
Disabled Persons *	74	90	64	74
< high school Education	64	57	73	72

***Bold** indicates distress factors ≥ 60th %tile. Shaded indicates distress factors ≥ 70th %tile. *see table from 2.a.i above*

(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: Seneca County is ranked among the least healthy counties in New York (lowest 0%-25%).^g Table 2.3 summarizes prevalence rates for several chronic disease and health indicators for Seneca County residents. EJSCREEN Health Indicators for the TAs show incidences of asthma, cancer, and heart disease at percentiles > 65. With a high percentage of pre-1960 housing and commercial structures there is a high exposure risk to regulated building materials (RBM) such as lead paint (76th percentile) and asbestos. With RBMs in residences, commercial structures, and brownfields in the TAs it is not surprising that asthma and cancer incidences are higher than NYS and US indicators.

Health Measure Indicators	County	NY State	U.S.
Cancer Incidence ² (per 100,000)	525	474	403
Lung and Bronchus Cancer ² (per 100,000)	71	55	47
Chronic Lower Respiratory Disease Mortality (per 100,000) ²	61	43	35
Cardiovascular Disease – premature death (35-64 years) per 100,000 ²	120	109	77
Elevated Blood Lead Levels (> = 10 µg/deciliter) per 100,000 employed persons ²	58	18	26
Years of Potential Life Lost ³	8,622	6,329	5,400

¹National Cancer Institute (2020 Statistics), ²NYSDOH Community Health Indicator Reports 2020, **Bold** indicates distress factors above or below (depending on factor) US averages. **Shaded** indicates distress factors above or below (depending on factor) State averages. *Specific data for Target area communities not available.

Seneca County residents are also at a higher risk for mortality from Chronic Lower Respiratory Disease (CLRD). Premature death due to cardiovascular disease is also a concern in the County as compared to NYS and US statistics. With the history of industrial activity (including coal burning for heat and steam generation), homes built before 1960 (with asbestos/lead/radon/vapor intrusion) and brownfields located near residents, there is a strong case to link the noted health indicators to historical contamination and current Brownfields. Health impacts will be reduced as contaminants and exposure pathways are identified and mitigated. For example: removal of soil impacts will reduce exposure to hazardous substances from dermal contact, ingestion and inhalation of vapors; removal of dissolved contaminants that threaten aquifers and surface water will reduce potential exposure to carcinogens; and abatement of asbestos from aging/decaying structures will reduce potential health impacts (asthma, mesothelioma and other respiratory diseases).

(3) Environmental Justice:

(a) Identification of Environmental Justice Issues: Sensitive populations within the TAs where our priority sites are located are disproportionately impacted by environmental issues (Table 2.4) that are directly related to brownfield sites. Our TA CTs in Waterloo and Seneca Falls are located within three NYS defined Disadvantaged Communities^h due to low median incomes of residents and high poverty. The Town of Romulus TA and a majority of the southern portion of the County is

^f Generated using EPA Environmental Justice Screening (EJSCREEN) Tool (10/3/2023) and Climate Economic Justice Screen Tool 11/22/2022.

^g Robert Wood Johnson Foundation, County Health Rankings and Roadmaps, 2023

^h NYS defines Disadvantaged Communities as block groups with median incomes at or below HUD's 50% AMI threshold, that are also located in NYSDEC Potential Environmental Justice Areas or Opportunity Zones.

located in a Climate Environmental Justice area with census tracts that are overburdened, underserved and disadvantagedⁱ. Demographic data shows income and poverty levels in the TAs are above national averages. EPA’s EJSCREEN Tool shows that these sensitive populations range between the 70th and 80th percentile (US and NYS average) for disproportionate burden/vulnerability to exposure to lead paint, above the 60th percentile hazardous waste sites, and above the 90th percentile for risk management plans (RMP).

The CEJST identifies Romulus and the southern portion of the County to be disadvantaged and underserved in several categories with impacts including a former defense site (identified as a priority brownfield), energy cost, low income,

Table 2.4. Climate Economic and Environmental Justice Indicators ^j	Percentile in US			
	Target Area			
	Seneca Falls	Waterloo	Romulus	County
Lead Paint Indicator	86	83	87	73
RMP Proximity	80	19	73	56
Hazardous Waste Proximity	92	92	92	89

Bold indicates distress factors ≥ 60th %tile. Shaded indicates distress factors ≥ 70th %tile. RMP=Risk Management Plan

transportation barrier impacts, and individuals less than a high school education. Our coalition has three priority sites located in the census tracts covered by this area (former Seneca Army Depot, the former Willard Psychiatric Center and 8538 NYS Route 414). These sites create significant economic and environmental justice issues in an area that is identified as disadvantaged and underserved.

(b) Advancing Environmental Justice: The ACG will be used to assess environmental impacts related to brownfields in our TAs and identify remedial measures necessary to address threats at priority sites. A significant amount of ACG funds will be used to complete RBM surveys and remove asbestos/lead-based paint from structures in the TAs to support adaptive reuse and/or demolition at priority sites. The ACG will fill local funding gaps providing a vehicle for revitalizing brownfields in the TAs which will address longstanding environmental issues such as lead and asbestos exposure that are disproportionately impacting low-income, disabled, and elderly residents. The coalition will encourage the reuse of brownfields to advance EJ objectives with a focus on removing blight, providing housing, jobs and improving basic access to services such as transportation and broadband internet access to our most disadvantaged areas. The work will be completed without displacing residents and/or businesses in our underserved communities.

2.b. Community Engagement: The County has a strong record of working with our towns, villages, project partners and community stakeholders to form productive partnerships on our grant programs. Community involvement during 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 STEPS is located within identified EJ and CEJ areas and specializes in community engagement. STEPS 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. The BAC will meet monthly to share project information, discuss site prioritization and selection strategies, share regional challenges and successes, and discuss revitalization and economic development opportunities. The County advertise all engagement opportunities through public notices, email blasts to project partners, Board of Supervisors and select board meetings, and via word of mouth in existing community networks. This toolbox of community engagement methods will allow stakeholders to provide informed feedback that can influence the next phase of work. Strong public involvement will lead to community buy-in and more effective and representative redevelopment projects. Additional elements of the community engagement plan will 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 Grant accomplishments.
- **Email, Social Media & Newsletters:** A stakeholder distribution list will be created, and periodic emails will be sent. 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

ⁱ Climate and Economic Justice Screening Tool, November, 2022.

^j Generated using EPA Environmental Justice Screening (EJSCREEN) Tool on 11/1/21.

owners and residents without regular access to the Internet. This provides stakeholders and avenue to provide meaningful input throughout the grant lifecycle.

2.b.i. Project Involvement and 2.b.ii Project Roles: **2.b.ii. Project Roles:** The Coalition will work with numerous community partners to guide grant implementation and bring important community voices to the table. All of our non-lead coalition members and many of the strategic partners have already confirmed their participation on the BAC and/or pledged valued support for the FY24 Grant. The public will have opportunities to suggest sites for assessment, investigation and reuse through monthly scheduled BAC meetings. Table 2.5 provides a summary of project partners and their roles. Additional partners will be recruited throughout the project.

Table 2.5. List of Program Partners and Roles

	Partner Name	Organization Purpose	Point of Contact	Project Role
Grant	FLRLBC	Acquire, improve, and redistribute vacant, and abandoned properties for reuse.	Joe McGrath, President, 315.539.1667	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.
	Seneca Industrial Development Agency	Develop, promote, advance sustainable economic growth.	Sarah Davis, Director, s.davis@senecacountyida.org	Outreach, site selection, land use, revitalization, funding support.
Health	Seneca County Health Department	Improve health by providing preventive health programs/services to residents.	Scott King, Director, 315.539.1951	Outreach, site selection, evaluating health issues & planning
CBOs	Ithaca Neighborhood Housing Services	Expand housing opportunities for low, and moderate-income residents.	Lynn Truame, Director of Real Estate Dev. ltruame@ithacanhs.org	Site selection, outreach, reuse planning, housing development.
	Seneca Falls Development Corp.	Community and economic development	Greg Zellers, Director 315.665.0131	Reuse of brownfield sites, community education, workforce development, outreach
Outreach	Seneca Towns Engaging People for Solutions (S2AY)	Encourage individuals in southern Seneca County to reach high levels of social, economic and personal health.	Theresa Lahr, Coordinator, 607.403.0069	Reuse of brownfield sites, community education, and outreach, workforce development,
	Greater Rochester Enterprise (GRE)	Connect business to development opportunities.	Matt Hurlbutt, Pres., CEO 585.530.6200	Promote new industrial and manufacturing development and outreach.

With an outpouring of support, we anticipate many others to add value as project partners.

2.b.iii. Incorporating Community Input: The County will utilize media outlets including local daily and weekly newspapers, public libraries in the TAs, and regularly scheduled Town Board and BAC meetings to solicit community input. The County will also develop a project-specific webpage for providing program updates and surveys. Project fact sheets and other reference materials will be created for the project webpage and distributed at public facilities (e.g. libraries, community centers, churches, transit stations) and all literature will include a statement that citizens may request alternative formats or special accommodations. The County’s social media accounts will provide the public real time information about the project. 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. Special outreach efforts (e.g. translation services for non-English speaking and hearing impaired) will be also be used as needed to provide equal access to project information. To reach the broadest audience possible, the Coalition will once again use the support of STEPS and our project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues offered. The Coalition anticipates hosting 12 BAC meetings/year and 3-4 neighborhood meetings/year. This outreach and our meetings, along with the response we have already observed in the TAs 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). At the County’s direction, the QEP will assist with compliance reporting (quarterly and final reports, ACRES updates, annual 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 six 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.

<p>iii. Task/Activity Lead(s): The County with support from the QEP.</p> <p>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-related conferences; ~48 monthly check-in meetings.</p>
<p>Task 2 – Community Outreach & Site Prioritization</p> <p>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. The BAC will meet 2-3x/year to review and prioritize nominated sites for grant funding. The priority sites identified via the brownfield inventory to be completed by Spring 2025 (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.</p> <p>ii. Anticipated Project Schedule: The project webpage and fact sheets will be prepared during 1Q. The BAC will be convened every 3-4 months with the first meeting during 1Q. Additional stakeholder meetings will be held as needed.</p> <p>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. The Coalition and BAC will lead site prioritization efforts. The QEP will develop/maintain a focused inventory list of sites nominated/ prioritized.</p> <p>iv. Output(s): Project-specific webpage & fact sheets; 1 Public Participation Plan, 10 BAC shareholder meetings (in addition to monthly meetings); 8 other stakeholder meetings; Inventory list of sites nominated & sites prioritized for funding.</p>
<p>Task 3 – Phase I/II ESAs & Regulated Building Material (RBM) Surveys</p> <p>i. Project Implementation: At least two priority sites selected by each Coalition member will be prioritized for assessment activities. We estimate 20 to 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 activity is performed). The QEP will prepare Eligibility Determination (ED) requests for sites prioritized by the Coalition and BAC. The QEP will conduct Phase I ESAs for ~20 sites in accordance with the AAI Final Rule and the standards set forth in the ASTM E1527-21 Phase I ESA Process. The QEP will complete Phase II ESAs for ~16 sites and RBM Surveys for ~12 sites. Prior to initiating sampling or other field or laboratory investigation activities, the Consultant will develop a Master Quality Assurance Project Plan (QAPP) for EPA approval. 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.</p> <p>ii. Anticipated Project Schedule: Year 1: 5 Phase I ESAs, Master QAPP, 3 Phase II ESAs, 3 RBM Surveys Year 2: 5 Phase I ESAs, 6 Phase II ESAs, 3 RBM Surveys. Year 3: 7 Phase I ESAs, 5 Phase II ESAs, 3 RBM Surveys. Year 4: 3 Phase I ESAs, 2 Phase II ESAs, 3 RBM Surveys.</p> <p>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.</p> <p>iv. Output(s): Up to 20 site eligibility requests; 20 Phase I ESAs; 1 Master QAPP; 16 Phase II ESAs (including SAPs); 12 RBM Surveys (including SAPs) and public meetings.</p>
<p>Task 4 – Cleanup/Reuse Plans & AWP</p> <p>i. Project Implementation: The QEP will prepare Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Remedial Action Plans (RAPs) for ~8 sites where contamination is confirmed. The QEP will prepare reuse plans, market studies, and/or redevelopment feasibility studies for ~4 sites to advance redevelopment and adaptive reuse of catalyst sites.</p> <p>ii. Anticipated Project Schedule: Year 1: 1 ABCA/CAP Year 2: 3 ABCA/CAPs, 1 Reuse Plan Year 3: 3 ABCA/CAPs, 2 Reuse Plans. Year 4: 1 ABCA/CAPs, 1 Reuse Plan.</p> <p>iii. Task/Activity Lead(s): The QEP will lead all technical activities at the direction of the County.</p> <p>iv. Output(s): 8 ABCAs/CAPs; 4 Site Reuse Plans.</p>

3.b. Cost Estimates: The following tables 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	

Category	Cost Basis & Assumptions
Contractual Total: \$48,000	
<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): \$22,500 (150 hrs x 150/hr) Site prioritization activities & inventory of sites nominated: \$4,500 (30 hours x \$150/hr) Update Brownfield Inventory/GIS Link with EJ Overlay Mapping: \$15,000 (100 hours x \$150) 	
Task 3 – Phase I/II ESAs & RBM Surveys	
Contractual Total: \$1,209,900	
<ul style="list-style-type: none"> Site eligibility requests: \$9,000 (60 hours x \$150/hr) Phase I ESAs: \$120,000 (20 x \$6,000/site) Master QAPP \$5,900 RBM Surveys: \$240,000 (1 complex site @ \$100,000, 1 site @ \$40,000 and 10 @ x \$10,000/site)^(a) 	<ul style="list-style-type: none"> Phase II ESAs: \$280,000 (8 sites x \$35,000/site)^(a,b) Phase II ESAs: \$300,000 (6 sites x \$50,000/site)^(a,b) Phase II ESAs: \$175,000 (2 sites x \$87,500/site)^(a,b) Cleanup Plans: \$80,000 (8 sites x \$10,000)
<small>a. Costs include developing site-specific HASPs and SAPs to supplement the Master QAPP. b. We anticipate several priority sites will require medium/complex Phase II ESAs and budgeted for those (i.e. Willard former psychiatric hospital, 30 Virginia Street)</small>	
Task 4 – Cleanup/Reuse Plans	
Contractual Total: \$180,000	
<ul style="list-style-type: none"> Areawide Planning: \$60,000 (Sustainable county wide brownfield plan, market analysis, adaptive reuse) Site Specific Reuse Plans: \$120,000 (3 sites x \$40,000/site) 	

A summary of the overall proposed budget for grant funded activities is provided 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 Management, 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	\$48,000	\$1,209,900	\$180,000	\$1,478,400
Other**	\$3,200	\$0	\$0	\$0	\$3,200
Total Budget	\$62,100	\$48,000	\$1,209,900	\$180,000	\$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: The County will establish a schedule with key milestones defined in the CA. The status and estimated completion dates for **outputs** identified in 3.b will be tracked/reported to EPA via Quarterly and Final Performance Reports and **ACRES** updates. ACRES tracking/updates will include standard outcomes required to be reported (i.e., dollars of public or private funding leveraged, acres of land made available for reuse, number of jobs created, etc.) as well as progress towards key outcomes identified by the community for the TAs (i.e., creating “quality” local jobs, creating affordable housing, and expanding and improving parks/green space). To measure results, the following **outputs** will be tracked on a spreadsheet maintained by the County and QEP: (1) # brownfield sites nominated/considered for funding; (2) # brownfield sites prioritized for funding; (3) # Phase I ESAs; (4) # Phase II ESAs; (5) # of RBM Surveys; (6) # ABCAs/RAPs; (7) # site reuse plans; and (8) # community meetings. Anticipated **short- and long-term outcomes** identified in 1.b.ii (# jobs, # affordable residential units, etc.) will be tracked and reported to EPA. We will also track and evaluate the following outcomes: (1) # sites cleaned up; (2) # sites for which off-site risks are identified; (3) # sites for which property title transfers are facilitated; (4) # sites and acres redeveloped; (5) # parks/greenspace acres created; (6) \$ private investment and other funding leveraged; (7) # jobs created or retained; (8) increased property/sales tax revenue generated; (9) increased property value; and (10) # in-kind hours contributed by each Coalition member. By using the detailed tracking mechanisms described the County will be able to confirm the project is progressing as planned and track key performance indicators. This will ensure the project progresses on schedule and addresses EPA objectives and community goals.

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. The County will administer the grant and be accountable to EPA for management of the Cooperative Agreement (CA) and will procure and oversee a QEP to implement technical activities. We will use a two-person management team to ensure timely completion of key milestones established in the CA. The County will execute a Memorandum of Agreement (MOA) with Coalition members to document the roles/responsibilities of each partner.

The County will use a collective governance structure that ensures Coalition member interests are represented. The BAC will include representatives from each Coalition member and include project partners, and community stakeholders. The BAC will guide site prioritization and assist with stakeholder outreach. The BAC will participate in monthly check-in calls facilitated by the County and QEP to ensure Coalition members and the community have meaningful involvement in the project and clear objectives are established for timely and successful expenditure of funds. Grant funds will be used to conduct 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.

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

Jill Henry, Director, Seneca County Department of Planning and Community Development (SCDPCD): Ms. Henry has over 25 years of program management experience and will be the Project Director and primary point of contact with EPA. She will approve of all contracts and reports, coordinate BAC meetings; secure assistance from County staff; and oversee consultants/contractors. She currently supervises department staff involved in brownfields evaluation, community planning, economic development, airport management, and infrastructure improvements. She has extensive experience in grant management, urban planning, project management, intergovernmental collaboration, public participation, and stakeholder engagement.

Joe McGrath, Deputy Director, SCDPCD: Mr. McGrath has over 9 years of planning and community engagement experience and is the President/CEO of the FLRLBC. As president of the FLRLBC he has extensive experience identifying priority sites, leveraging funding and focusing community revitalization efforts. Mr. McGrath will be responsible for daily grant management, overseeing QEP selection, managing the QEP, reviewing reports, and communicating with EPA, local communities and the Coalition team.

Amanda Forney, GIS Analyst, SCDP&CD: will assist with community outreach, inventory preparation and updates, coordinating meetings, preparing materials, and supporting project logistics.

4.a.iv. Acquiring Additional Resources: In addition to County staff, we will pursue a contractual relationship with a QEP experienced in environmental assessment and brownfields redevelopment to assist with the inventory and prioritization, site assessment, community outreach, and other eligible programmatic activities. The QEP will be procured using a competitive qualifications-based bid process that is compliant with 40 CFR 31.36 and follows USEPA's requisite Request for Proposal guidelines and procurement practices.

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: Seneca County receives annual federal/state funding for a variety of planning and economic development projects. The most recent are a \$4.8M CDBG through the NYS Dept of Housing and Community Renewal (HCR) to renovate 46 residential housing units, \$430K from the HCR in 2023 for the FLRLB to complete abandoned property development, \$2.4M from the FAA for county airport improvements and \$50K from HCR to complete a county Housing Needs Assessment.

4.b.ii.(1) Purpose & Accomplishments: Using CDBG funding noted above the County partnered with Ithaca Neighborhood Services to renovate 46 housing units in the community. This included new HVAC systems, lighting, flooring, siding, roof and window improvements. The projects described above increased available affordable housing for our seniors and disabled population. The Housing Needs Assessment supports County and community stakeholders in developing and implementing policies, programs, and strategies to address current and future housing needs and preferences. The projects noted in 4.B. serve community plans for addressing blight and increasing affordable housing in our communities and the administrative components and technical assessment/planning components are similar to projects that will be completed using ACG funding.

4.b.ii.(2) Compliance with Grant Requirements: For all the grant projects noted, the County successfully completed requirements and complied with work plan, schedule, terms and conditions, and progress reports and met expected results on time. At grant conclusion a review was completed to determine the overall success and/or areas of improvement. Reporting requirements within each grant were completed on time, in required formats, and through the designated portal. No corrective actions were required during the grant period.

Threshold Criteria for Assessment Coalition Grants

1. APPLICANT ELIGIBILITY:

1.a. Applicant Type: County Government. As a County Government, Seneca 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 Town is not a 501(c)(4). As a unit of local government, the Town is exempt from federal taxation.)

2. NUMBER & ELIGIBILITY OF NON-LEAD COALITION MEMBERS: Seneca County has formed a Coalition with three non-lead members, and each represent separate geographic areas (referenced as Target Areas) of the county where brownfield revitalization projects will be focused. The **non-lead members include:** the Town of Seneca Falls, the Town of Waterloo, and Seneca Towns Engaging People for Solutions (STEPS), a community-based organization (CBO). 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 improving economic conditions, addressing housing shortages, making our communities safer, and preserving greenspace through infill development. The target areas are described below.

All three non-lead Coalition members are eligible applicants for EPA Brownfield Assessment Grants. Detailed eligibility information is provided below:

The **Town of Seneca Falls, New York** is eligible to apply for grant funding under the criteria as a General-Purpose Unit of Local Government. The Town of Lyons qualifies as a local government as defined under 2 § CFR 200.64.

Eligibility documentation for The Town of Seneca Falls is provided below:

- The Town of Seneca Falls is a General-Purpose Unit of Government as defined under 2 § CFR 200.64. A Letter of Commitment to participation as a coalition member is provided in Attachment A.

The **Town of Waterloo, New York** is eligible to apply for grant funding under the criteria as a General-Purpose Unit of Local Government. The Town of Waterloo qualifies as a local government as defined under 2 § CFR 200.64.

Eligibility documentation for The Town of Waterloo is provided below:

- The Town of Waterloo is a General-Purpose Unit of Government as defined under 2 § CFR 200.64. A Letter of Commitment to participation as a coalition member is provided in Attachment A.

Coalition non-lead member **Seneca Towns Engaging People for Solutions (STEPS)** is a resident-driven community health project working to achieve a higher level of social, educational, physical and economic health for our communities. **STEPS is a division of the S2AY Rural Health Network - d/b/a Pivotal Public Health Partnership a non-profit community-based organization** and network of eight county Public Health Departments in the Finger Lakes region of New York State. S2AY operates with tax exempt status under section 501(c)(3) of the Internal Revenue Code. The organization is not a part of or affiliated with any of the non-lead coalition members, is not under the control of Seneca County, and has its own board of directors and staff.

Threshold Criteria for Assessment Coalition Grants

- A Letter of STEPs Commitment to participate as a coalition member is provided in Attachment A.
- S2AY – d/b/a Pivotal Public Health Partnership’s IRS Determination of 501(c)(3) status, along with other supporting documentation can be found in Attachment B.

3. TARGET AREAS:

The Target Areas for this grant application are provided below.

- Romulus Target Area – Coalition Lead, Seneca County. Located in a designated disadvantaged and underserved area the Target Area includes census tracts 360999950800 (9508) (population 5,947). Contains two of the largest priority sites in the County (former Willard Psychiatric Hospital and the former Seneca Army Depot) where reuse promotes Town and County revitalization plans.
- Seneca Falls – Town of Seneca Falls, non-lead. The Target Area includes census tracts 360999950200 (9502), 360999950300 (9503) and 360999950400 (9504) (population 8,724). Contains numerous brownfield sites with priorities listed as the former Seneca falls hospital and 84 Auburn Road where reuse promotes the community’s 2023 revitalization plan.
- Waterloo – Town of Waterloo, non-lead. The Target Area includes census tracts 360999950500 (9505) and 360999950600 (9506) (population 7,388). Contains multiple brownfield sites with priorities listed as 1265 Waterloo-Geneva Road and 30 Virginia Street where reuse promotes community revitalization plans.
- Southern portion of Seneca County – Seneca Towns Engaging People for Solutions (STEPS), non-lead. The Target Area includes census tract 360999950900 (9509) (population 3,957). Located in a designated disadvantaged and underserved area this census tract contains multiple brownfields with one priority site (8538 NYS Route 414, Lodi, NY) listed in the application.

4. EXISTING BROWNFIELDS GRANTS TO NON-LEAD MEMBERS:

None of the non-lead coalition members have ever 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 Seneca Falls, The Town of Waterloo and STEPS in the Coalition are provided in Attachment A. Following grant award, Seneca 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.

Threshold Criteria for Assessment Coalition Grants

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 STEPS is located within identified EJ and CEJ areas and specializes in community engagement. STEPS 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 Grant 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. STEPS 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 and avenue to provide meaningful input during the grant lifecycle.

7. EXPENDITURE OF EXISTING GRANT FUNDS:

Neither Seneca County nor any of the non-lead Coalition members have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

8. CONTRACTORS AND NAMED SUBRECIPIENTS:

- **Contractors:** Not applicable. (Contractor procurement will occur following grant award.)
- **Name Subrecipients:** Not applicable. (No subrecipients have been identified.)