



R02-24-A-005

**Allegany County Industrial  
Development Agency**

Crossroads Center  
6087 NYS Route 19N  
Belmont, NY 14813  
Ph: 585-268-7472  
Fax: 585-268-7473

**NARRATIVE INFORMATION SHEET**

1. Applicant Identification:

Allegany County Industrial Development Agency  
Crossroads Commerce & Conference Center  
6087 NYS Route 19N  
Suite 100  
Belmont, NY 14813  
607-968-0214

2. Funding Requested:

- a. Brownfield Grant Type: Community-Wide Assessment Grant
- b. Federal Funds Requested = \$500,000

3. Location:

- a. Village of Wellsville
- b. Allegany County
- c. NY

4. Target Areas and Priority Site Information:

Target Area: Village of Wellsville, NY

Priority Sites are listed below with addresses:

- 1. Wellsville Business Park, 37 Coats Street, Wellsville, NY
- 2. 32 N. Main Street, Wellsville, NY
- 3. Wellsville Erie Depot, 10 Depot Street, Wellsville, NY
- 4. Sinclair Barrelhouse, 2530 Chenault Avenue, Wellsville, NY

5. Contacts

a. Project Director:

Craig R. Clark, PE, PhD  
 Executive Director  
 Allegany County Industrial Development Agency  
 Crossroads Commerce & Conference Center  
 6087 NYS Route 19N Suite 100  
 Belmont, NY 14813  
[clarkcr@alfredstate.edu](mailto:clarkcr@alfredstate.edu)  
 607-968-0214

b. Highest Ranking Official

Craig R. Clark, PE, PhD  
 Executive Director  
 Allegany County Industrial Development Agency  
 Crossroads Commerce & Conference Center  
 6087 NYS Route 19N Suite 100  
 Belmont, NY 14813  
[clarkcr@alfredstate.edu](mailto:clarkcr@alfredstate.edu)  
 607-968-0214

6. Population : Target Area = 4,798

7. Other Factors

<b>Other Factors Checklist</b>	<b>Page #</b>
Community Population is 10,000 or less	<b>1</b>
The applicant is, or will assist a federally recognized Indian tribe or United States Territory	<b>N/A</b>
The priority site is impacted by mine-scarred land	<b>N/A</b>
The priority site 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).	<b>2</b>
The priority site(s) is in a federally designated flood plain.	<b>2</b>
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	<b>3</b>
The reuse of the priority cleanup site(s) will incorporate energy efficiency measures.	<b>3, 6</b>
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments	<b>3</b>
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 1.B. for priority sites within the target areas.	<b>8</b>
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.	<b>N/A</b>

8. Letter from State (Separate Attachment from the NYS Dept. of Environmental Conservation)
9. Releasing Copies of Applications: N/A

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

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

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October 30, 2023

Craig R. Clark, PE, PhD  
Board Executive Director, Alleghany County IDA  
Crossroads Commerce & Conference Center  
6087 NYS Route 19N Suite 100  
Belmont, NY 14813

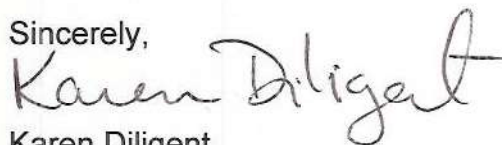
Dear Mr. Clark:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates on behalf of the Alleghany County Industrial Development Association, dated October 12, 2023, for a state acknowledgement letter for a Federal Year 2024 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Alleghany County IDA plans to submit a Brownfield Community-Wide Assessment grant application for hazardous substances and petroleum in the amount of \$500,000. Focus of the funding will be to be to conduct Phase I and II Environmental Site Assessments at brownfield sites located in Wellsville Sites include Dresser-Rand, Alstrom Air Preheater Plant #1, 32 N. Main Street, Wellsville Erie Depot, and Sinclair Barrelhouse. Contamination at these sites includes PCBs, VOCs, lead paint, asbestos-containing building materials, and metals. Funding will also be allocated for inventory, characterization, and/or assessment of brownfield sites, associated planning (including reuse and/or remediation planning), and community involvement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, the Alleghany County IDA may only expend up to \$200,000 of the grant on a specific site.

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  
A. Caprio, DEC Region 9  
S. Radon, DEC Region 9  
R. Poczalski, DEC Region 9  
D. Lisa, HRP Associates



Department of  
Environmental  
Conservation

# 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

## 1.a Targeted Area and Brownfields

### 1.a.i Overview of Brownfield Challenges and Description of Target Area

Allegany County, the geographic boundary of this grant, is an economically depressed rural county located 35 miles southeast of Buffalo, New York. The County has a population of 46,106 within an area of 1,034 mi<sup>2</sup>. Small towns and villages, which hug the Genesee River and former railroad stations, typically contain several former industrial facilities surrounded by housing. Settled in the early 1800s, the County's economy was based on the lumber and leather tanning industry. As the lumber industry waned, and with the advancement of deep oil well drilling techniques, the County's oil industry boomed. Its legacy is seen in the oil pumps that dot the County's hillsides, especially outside Wellsville. The flow of oil led to the construction of refineries, the largest of which was the 100-acre Sinclair Oil Refinery, which operated in the Village of Wellsville from the 1920s until 1958. Over time, the oil industry's need for compressors and the availability of railroad transportation supported the establishment of the compressor industry in Wellsville which expanded to support the world war efforts. However, a steady decline in the County's fortunes began in 1958 when the Sinclair refinery closed after a devastating fire which eliminated 1,000 jobs. The County's and Wellsville's decline accelerated in the 1970s when manufacturers migrated to low-cost centers in the south and overseas. Further, due to a steep decline in the need for transportation of goods, railroad tracks were abandoned. Over time the closures had a devastating impact on the local economy and population; Wellsville and the County lost 20% and 10% of their population, respectively, compared to an increase of 13% for New York State (NYS) from the peak in the 1970s to today. The closure of manufacturing facilities continues, most recently Air Preheater Corporation, which closed one facility, and severely reduced the workforce at a second facility, eliminating 500 jobs. Also, in 2020 Dresser-Rand closed eliminating 300 jobs which at its peak employed 1,500 workers. For an area with a small population, these impacts are devastating and have severe adverse ripple effects on support businesses and businesses that provided ancillary services.

This former industrial hub has been left grappling with a prolonged period of economic challenges including: a landscape littered with abandoned deteriorating buildings, blight, downtowns with vacant storefronts, diminished incomes, emigration, deteriorating housing and financial strain. As if the adverse economic impacts are not enough, according to the County Hazard Mitigation report, the County suffered 15 floods since 2006. The EPA Brownfield Assessment Grant will provide critical funding to implement the community's vision to not only address legacy contamination and flooding issues but also to create jobs, affordable housing and a connection to its railroad history and to connect the local college with downtown Wellsville. These activities will provide an economic engine for the area and increase its citizens' well-being. The grant's **Target Area (TA) will be the Village of Wellsville, a 2.5 mi<sup>2</sup> village of 4,798 residents** located 8 miles north of the NY-Pennsylvania border and bisected by the Genesee River. The village, which includes 3 disadvantaged census tracts (36003951100, 36003951000, 36003950900) according to EPA's Climate and Economic Justice Screening Tool (CEJST), is left with contaminated sites, deteriorating buildings, blight that tarnishes the historic beauty of Wellsville and an underserved population. In addition, since Wellsville is situated on the banks of the Genesee River and at the junction of many foothill streams, studies indicated that it can expect severe risk of flooding over the next 30 years.

### 1.a.ii Description of the Priority Brownfield Site(s)

Preliminary inventories, completed in preparation of this application, identified 12 brownfield sites within the TA including a former refinery, 4 former manufacturers, 2 gasoline stations, 2 auto repair facilities, 2 oil storage facilities, and an abandoned shopping center with a dry cleaner, occupying at least 130 acres. These sites pose a significant threat to surrounding populations due to contamination of soil, groundwater and soil gas with volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), metals, polychlorinated biphenyls (PCBs), and buildings which contain lead paint and asbestos containing building materials (ACM). Priority sites include:

**Wellsville Business Park (former Dresser-Rand site), 37 Coats Street, Wellsville (42.130855, -77.95880):** 100-acre site occupied by a deteriorating 400,000 ft<sup>2</sup> building that produced compressors from



1910 until 2020 when it closed. The facility was transformed into a business park; however, the facility is underutilized due to the presence of VOCs, metals, and ACM. Addressing environmental issues will create an economic engine by providing a site with all the required infrastructure to attract businesses that will provide good paying jobs.

**32 N. Main Street, Wellsville (42.120421, -77.945145):** 0.6-acre site located in the heart of downtown occupied by a decaying 8,500 ft<sup>2</sup> building (Masonic Temple) that was built in 1950. The site was abandoned in circa 2000 and has fallen into disrepair with boarded up windows and doors. Due to the building's age, it is expected that asbestos is present and fuel oil may have leaked from underground tanks. Revitalizing the site will remove blight and a tempting target for children to enter, increase downtown attractions, encourage investment and provide needed low to moderate income housing.

**Wellsville Erie Depot, 10 Depot Street, Wellsville (42.123536, -77.948226):** 0.4 -acre former rail depot occupied by a deteriorating 1-story 2,500 ft<sup>2</sup> building that operated from 1920 to 1970, which has been vacant since 1970. Potential contaminants include creosote from railroad ties, coal ash and cinders containing lead and arsenic, herbicides, asbestos, and spilled or leaked liquids such as oil, gasoline, and cleaning solvents. Revitalization will remove blight and an eyesore in village's heart and provide a psychological lift for residents.

**Sinclair Barrelhouse, 2530 Chenault Avenue, Wellsville (42.108845, -77.940761):** 4-acre unsecured site, occupied by a dilapidated 75,000 ft<sup>2</sup> 3-story building, located within disadvantaged census tract 36003951000 according to the CEJST and the 100-year floodplain of the adjacent Genesee River. The abandoned site operated as a barrelhouse (processed oil) from 1902 until 1958 when it closed due to a fire, and from the 1960s to the late 1980s for furniture production. The New York State Department of Environmental Conservation (NYSDEC) investigated and remediated the site, however residual metals and VOCs remain in the soil and groundwater. To revitalize the site for residential use, additional investigation and cleanup are required. In addition, asbestos is present in the building. Since the site is located along the riverfront, adjacent to Alfred State College (3,500 students) and the site poses threats to college students tempted to venture on-site, the community has identified it as a priority site and transformational project connecting the college to downtown, providing affordable housing, access to the riverfront and a community gathering place.

### **1.a.iii Identifying Additional Sites**

As part of the brownfield activities, Allegany County IDA (ACIDA) will conduct brownfield awareness training for community members (i.e., leaders/stakeholders and public) and conduct public outreach throughout the county. The training will educate community members on what is a brownfield, the needs and opportunities and encourage community members to assist in identifying additional sites. Due to the TA's and county's industrial legacy, we believe numerous additional sites will be identified, which ACIDA will add to the inventory. ACIDA will work with community members through public engagement to identify and prioritize sites based on location in disadvantaged census tracts, presence of sensitive populations, redevelopment potential based on community goals and the ability to address needs of underserved community, removal of environmental contamination and addressing area specific EJ issues. ACIDA will encourage that at least 40% of the projects are completed within disadvantaged census tracts as identified by CEJST.

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

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

The overall revitalization strategy for the TA outlined in Wellsville's Downtown Revitalization Initiative (DRI) and the Wellsville Comprehensive Plan include removal of blight, creation of sustainable jobs and housing for low to middle income individuals, providing access to the Village's riverfront, developing public gathering locations, preserving the area's history and incorporating climate resilient designs. Specific reuse strategies for priority sites include:

**Wellsville Business Park, 37 Coats Street, Wellsville:** provide a shovel-ready site to attract manufacturers without the need for substantial amounts of capital to build new facilities. The goal is for the business park

to provide a “business hub” that revitalizes the north end of Wellsville’s Main Street. To further promote entrepreneurship/new businesses, the business park will set aside a portion of the space at a reduced rate for startups.

**32 N. Main Street, Wellsville:** demolition of the existing blighted building and construction of a mixed-use building with retail (fresh food, medical services, etc.) on the first floor and 12 apartments for low to middle income families on the upper two floors. The building would utilize the latest green building design including high efficiency HVAC equipment and LED lighting.

**Wellsville Erie Depot, 10 Depot Street, Wellsville:** restore the 2,500 ft<sup>2</sup> 100-year-old historic structure to a Railroad Museum and public meeting space with a kitchen to provide the Depot the ability to remain open weekly between events to serve meals.

**Sinclair Barrelhouse, 2530 Chenault Avenue, Wellsville:** refurbish the existing 75,000 ft<sup>2</sup> dilapidated building into 30 low to moderate income apartments, a riverside restaurant, a Genesee River Welcome Center, and parking for access to the riverfront and the 9-mile Wellsville, Addison and Galetton (WAG) multi-use recreational trail and historic railroad corridor along the Genesee River. The site will include a 1-acre solar field, 10,000 ft<sup>2</sup> of roof top solar that will generate 0.75MW of electricity and a flood resilient feature and stormwater capacity to reduce downstream flooding.

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

The proposed projects will provide environmental due diligence, cleanup strategy, and reuse planning services using local construction crew/vendors and providing workforce training, whenever possible, to position priority sites for redevelopment. These activities will encourage investments by leveraging available funds and resources. No displacement of residents or businesses is planned; rather, living conditions and opportunities for underserved residents will be improved including a healthier living environment, increased tax revenue and job opportunities, reduced climate change impacts (flooding), new low to moderate income apartments and increased options for outdoor activities and public gathering locations. In particular, the projects will remove environmental contaminants and blight (demolish one 8,500 ft<sup>2</sup> dilapidated building), refurbish 2 buildings totaling 77,500 ft<sup>2</sup> (one into a museum to area history, and the other into a multi-use building including 42 affordable apartments and retail space for fresh food), unlock 400,000 ft<sup>2</sup> of industrial space for occupation, and provide access to the waterfront and a riverfront trail. Also, the projects will incorporate renewable energy (one acre of solar systems that power on-site buildings), as well as climate change adoption design features to reduce downstream flooding. In addition, a brownfield area-wide plan for the Wellsville TA will be completed, that will utilize the revitalization strategy and other outputs from the DRI in its development.

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

#### **1.c.i Resources Needed for Site Reuse**

Wellsville does not have nor is funding available to complete site assessment, investigation and reuse planning. Without the completion of the assessment/investigation the projects will not move forward. However, Wellsville has secured NY Forward Program funding, a program targeted at revitalizing smaller and rural communities to develop synergistic projects. Proposed funding includes: **Wellsville Business Park** – \$0.5M to repair facility (i.e. water line upgrade, building repairs, install energy-efficient lighting, replace water wells pumps); **32 N. Main Street** – \$0.8M to demolish existing building and construct mixed-use building (retail 1st floor, 12 low to middle income apartments on upper 2 floors); **Sinclair Barrelhouse** – \$1.5M to refurbish existing building, and **Wellsville Erie Depot** – \$0.9M to refurbish the site into a Railroad Museum. The following additional funding sources will be leveraged to revitalize the sites:

#### Site Remediation

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

## Site Redevelopment

- **NYS Empire State Economic Development Fund** – Offers financial assistance for projects that facilitate job creation and/or retention, or increased business activity.
- **Allegany County Revolving Loan Program (Quantum Fund)** – Up to 50% (up to \$200k) of project costs that create jobs for low-moderate income persons.
- **NYS Energy Research Development Agency** – Provides grants for energy efficiency, EV Stations, and renewable energy installation.
- **NYS HOME Program** – Provides up to 9% tax credits for land acquisition/affordable housing.
- **NYS Office of Community Renewal** – Provides up to \$900k to design and construct a recreational trail; provides grants to create/retain jobs for low- to moderate-income persons.

### 1.c.ii Use of Existing Infrastructure

Reuse of sites will leverage existing sewer, water, natural gas, sidewalks, roads, and electricity which are available in the TA. Review of infrastructure within the TA during the planning process indicated that although the infrastructure is aging, the existing water, sanitary sewer, storm sewer, and telecommunications infrastructure has sufficient capacity to support continued development. However, due to about concerns of aging infrastructure at the Wellsville Business Park, funding has been requested via the NY Forward program to complete required water supply and building upgrades.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### 2.a Community Need

#### 2.a.i The Community's Need for Funding

With a small population of 4,798 that has decreased 30% since its peak in 1960 and depressed home values (\$74,100 vs., \$340,100 NYS) and per capita income (\$36,833 vs. \$43,208 NYS), Wellsville does not have the ability to fund environmental reviews. The substantial number of vacant and underutilized brownfield properties in the TA are depressing property values and are a major contributing factor to high tax rates. As of the year 2023, the Village of Wellsville operated with a budget amounting to a mere \$2.33 million, a sum significantly inadequate to tackle the multifaceted challenges confronting the village. Moreover, it is noteworthy that Wellsville contends with the highest effective property tax rate in Western New York, rendering the prospect of increasing revenue through taxes while avoiding exacerbation of existing challenges unattainable. As a result, already-compromised neighborhood property values continue to decline, creating a negative feedback loop of disinvestment and decay – resulting in a lack of public funds needed to address environmental issues required to redevelop brownfield sites. With no growth, the only option is to increase taxes on an already overburdened low-income proportion population that is suffering adverse impacts from brownfields.

#### 2.a.ii Threats to Sensitive Populations

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

EPA's EJScreen was used to identify sensitive populations. As noted in **Table 1**, low income, children under 5 and individuals over 64 in the TA are disproportionately impacted by brownfields. Other sensitive populations, according to the Allegany County Health Assessment (ACHA) dated 2022-2024, include pregnant women due to elevated maternal mortality rate (10.5/1k births vs 9.1/1k NYS) and infant mortality (5.9/1k births vs. 4.5/1k NYS). According to the ACHA, the sensitive populations suffer a range of health and welfare issues including depression (24% vs. 19.5% US), obesity (35% vs. 33% US), suicide mortality rate (11.7/100k pop. vs. 7.5 /100k NYS), teen pregnancy birth rates (17.1/1k births vs. 15.4/1k NYS) and opioid overdose deaths (28.1/100k population. vs. 22.9/100k). In

<i>Sensitive Population</i>	<i>Wellsville</i>	<i>NYS/US</i>
Low Income	30%	28%/31%
<5 Yrs. old	6%	5%/6%
>64 Yrs. old	23%	17%/17%

addition, according to EJScreen residents are exposed to flood risk (27% vs. 11% for NYS and 12% for US) and lack of broadband internet (17% vs. 13% NYS and 14% US). Assessing and remediating contaminants and revitalizing brownfields will reduce sensitive population exposure to hazardous contaminants, blight,



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

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

According to the NYS County Health Rankings provided by the NYS Department of Health (NYSDOH), Allegany County is ranked among the least healthy counties in New York (43<sup>rd</sup> out of 62). As noted on **Table 2**, a summary of EJScreen Health Indicators, the County’s low health ratings are due to a variety of adverse health conditions including low life expectancy and excessive rates of heart disease, asthma, cancer and disabilities. In addition to the noted EJScreen Health Indicators, according to NYSDOH the County’s sensitive populations suffer a greater than normal incidence of:

- Confirmed high blood lead levels children aged <72 months - 13.9% vs 3.8% NYS.
- Chronic lower respiratory disease 47/100k population vs. 28/100k NYS.
- Stroke mortality - 39.1/100k population vs. 27.5/100k NYS.

Health Indicators	Wellsville TA	NYS/US
Low life expectancy	19%	17% /20%
Heart Disease	7.6	5.6/6.1
Asthma	10.5	10/10
Cancer	7.8	6/6.1
Persons w/Disabilities	17.6%	11.8%/13.4%

Many of the poor health conditions (stroke, cancer, heart disease and asthma) can be attributed to the exposure to environmental contamination including VOCs, PAHs and metals which are present at numerous former industrial sites. The elevated incidence of confirmed high blood lead levels can be attributed to high rates of exposure to lead paint since over 70% of TA’s housing stock was constructed prior to 1960 according to the US Census. ACIDA will focus projects in areas of sensitive populations to ensure that the greatest impacts occur among those experiencing the highest incidence on adverse impacts by: 1) improving employment rates and income through family-wage job creation; 2) reducing the percentage of income spent on housing by promoting the

construction of additional affordable housing; 3) reducing environmental hazards through the assessment/cleanup of brownfields contaminants; 4) eliminating blight and 5) providing open space and a

EJ Index	Wellsville TA	NYS/US
Lead Paint	0.66	0.55/0.3
Superfund Proximity	0.61	0.24/0.13

connection with the area’s history.

**(3) Environmental Justice**

**(a) Identification of Environmental Justice Issues**

As noted in **Table 3**, sensitive populations are disproportionately impacted by lead paint and proximity to superfund sites. Further as noted in **Table 4**, portions of the TA are located within 3 disadvantaged census tracts (36003951100, 36003951000, 36003950900) according to CEJST. Therefore, EJ communities are being exposed not only to brownfield contaminants, but also to the cumulative

Census Tract	36003951100	36003951000	36003950900
<i>Burden Category</i>	<i>Burden and Socioeconomic Thresholds</i>		
Housing	Lack of Indoor Plumbing 94 <sup>th</sup> Low Income 71 <sup>st</sup>	NA	NA
Climate Change	NA	Projected Flood Risk 90 <sup>th</sup> Low Income 68 <sup>th</sup>	Projected Flood Risk 93 <sup>rd</sup> Low Income 67 <sup>th</sup>
Legacy Pollution	Prox.to Superfund Sites 93 <sup>rd</sup> Low Income 71 <sup>st</sup>	Prox. to Superfund Sites 94 <sup>th</sup> Low Income 68 <sup>th</sup>	NA
Transportation	NA	Transportation Barriers 90 <sup>th</sup> Low Income 68 <sup>th</sup>	NA

Note: Socioeconomic Thresholds are reported in Percentiles

effects of multiple sources of environmental toxins. Over half of the land area of Allegany County is identified as disadvantaged through CEJST. This translates to approximately 46% of the population of the County. One of the priority sites is located within a disadvantaged census tract (Sinclair Barrelhouse, census tract 36003951000).

**(b) Advancing Environmental Justice**

To promote EJ, ACIDA will establish a goal of delivering a minimum of 40% of brownfield program outputs/outcomes in underserved communities as defined by CEJST. The TA reuse vision of contamination and blight removal, job creation, affordable housing, access to fresh food and greenspace, use of renewable energy and energy efficient designs and flood mitigation will support positive change in the TA. ACIDA also recognizes that rigorous and meaningful engagement using elements of the EPA’s EJ Collaborative Problem-Solving (CPS) Model is essential to achieving EJ goals. ACIDA will collaborate with partners listed in Section 2.b.i to identify issues that impact sensitive populations. ACIDA will work to build capacity and leadership skills within EJ communities to empower them to play a significant role in bettering their community through brownfield development. It is important to note that no displacement of residents or businesses is planned; rather, living conditions and opportunities for residents will be improved.

**2b. Community Engagement**

**2.b.i. Project Involvement and 2.b.ii Project Roles**

The table below identifies community partners that will be involved and will aid in project performance.

Partner Name	Point of Contact	Specific Role in Project	
Cattaraugus-Allegany Workforce New York	Jason Miller, Executive Director jmiller@cawfny.com, 716-806-0060 Ext. 5641	These business/workforce development organizations will advise the project team regarding workforce development, local business needs and champion brownfield projects that create family-wage jobs.	
Cattaraugus-Allegany-Erie-Wyoming BOCES Work Force Development and GED	Matt Fanton, Principal 716-376-8384 fantom@alfredstate.edu		
NYS Department of Environmental Conservation	Chris Enser, Project Manager 716-372-0645	Provides regulatory oversight as needed through their BCP programs, and the brownfield program will provide monetary and technical support	
Catholic Charities	Jim Lowe; 585-296-3757 Janine.lowe@ccwny.org	These agencies will represent/advocate for the underserved residents: Catholic Charities – low income individuals and children; Cattaraugus-Allegany-Erie-Wyoming BOCES - individuals with less than HS education; Allegany County Office of Aging- people over 64; The ACCORD - people with disabilities. In addition, they will assist with identifying/ implementing methods to reach out to sensitive populations and encourage their participation in public outreach events.	
Allegany County Office of Aging	Anita Mattison, Director 585-268-9250, amattison@alleganyco.gov		
Care Net Cares (Pregnancy Center)	Jackie Rosa; 315-337-0242 Jackie.rosa@carenetny.org		
NYS Council on Children & Family	Vanessa Threatte 518-773-3652 Vanessa.threatte@cof.ny.gov		
ACCORD- A community action partnership	Trina LaFleur 585-268-7605 tlafleur@accordcorp.org		
NYSDEC Finger Lakes Watershed Basin	Aimee Clinkhammer, Watershed Coordinator FLWP@dec.ny.gov; 518-402-8013		Will assist with flood mitigation design.
Wellsville Historical Society	Marsha Sick [REDACTED] 585-593-0606		
Wellsville Area Chamber of Commerce	Bruce Thomas Executive Director; 585-593-5080	These groups will promote participation in the project from and communicate project progress to communities in the region. The individual will also provide valuable input with regards to their expertise.	
Wellsville Business Park	Jason Kulik, PM 585-296-3302 jkulik@armglobalsolutions.com		
Alfred State College School of Applied Technologies	Carrie Redman, Marketing & Com. Relations 607-587-4017, redmanca@alfredstate.edu		
Alfred Housing Committee, Rural Preservation Company	Allison Green, Executive Director; 585-593-6353		

These partners and their participation in the project are viewed as key to a successful brownfield program, particularly in community outreach. ACIDA’s discussions with these partners have all been met with strong affirmation of the importance of addressing brownfields.

**2.b.iii. Incorporating Community Input**

ACIDA has a well-established community involvement program that will be maintained for this grant. A total of 8-12 public meetings will be held during the 4-year grant to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures

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

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

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

##### **Task 1 – Project Management, Reporting & Other Eligible Activities**

**i. Project Implementation:** Include: 1) Cooperative agreement compliance oversight; 2) Selection of Qualified Environmental Professional (QEP) by the ACIDA in accordance with County requirements and 2 CFR200.317-326; 3) Federal Financial Report (FFR) reporting; 4) Minority Women Business Enterprise/Disadvantaged Business Enterprise (MWBE/DBE) Reporting; 5) Property Profile Form submission/updates in the EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database; 6) monthly status meetings with QEP to ensure activities are progressing, goals/objectives are met, and if not, actions to address; 7) report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged at grant completion. The ACIDA anticipates 1 member will attend 1 local and 2 national brownfield events during the performance period of the grant.

**ii. Anticipated Project Schedule:** Activities will be completed over the 4-yr grant period. The QEP selection will be completed in the first quarter of the grant award.

**iii. Task/Activity Lead:** ACIDA with support from the QEP.

**iv. Outputs:** Quarterly reports with status tables (16), Annual FFR report (4), Final project closeout report (1), ACRES profiles (~13 sites) updated with completion of each project element), a member from the ACIDA attending 3 brownfield events, approximately 48 monthly meetings and QEP selection.

##### **Task 2 – Community Engagement & Site Inventory/Prioritization:**

**i. Project Implementation:** Includes: 1) prepare community involvement plan; 2) outreach materials including updated web content/fact sheets; 3) develop/review site inventory for stakeholders, update inventory in years 2 & 3; 4) solicit, consider, and respond to community input, including an estimated 16 public/stakeholder meetings; and 5) coordinate meetings with property owners to encourage brownfield reuse and participation in the project. Initial broad planning review of inventory sites to determine next steps for each site, e.g., Phase I, Phase II, or detailed planning study if assessments are adequate. Use screening tools (e.g., CEJST, EJScreen) to ensure EJ40 areas are included in new priority sites. Work with ACIDA legal representative to obtain access agreements. Sites will be selected that can support near term growth and spur economic activity in underserved areas.

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

**iii. Task/Activity Lead:** ACIDA with support from the QEP.

**iv. Outputs:** Community involvement plan, prioritized site inventory, eligibility forms and access agreements (~13), 16 public meetings, up to 16 meetings with property owners, updated web content and fact sheets (up to 16 events), meet with local trade/club groups 1-2 times per year.

**Task 3 – Phase I/Phase II ESAs, Cleanup, Reuse and Area Wide Plan (AWP):**

**i. Project Implementation:** Based on the outcome of Task 2, ACIDA will direct the QEP to obtain EPA site approvals, prepare a master Quality Assurance Project Plan (QAPP)/Health and Safety Plan (HASP), 13 Phase Is in accordance with All-Appropriate Inquiries Final Rule and ASTM International (ASTM) E1527-21 Phase I ESA standard, and complete up to 3 Phase IIs conforming to EPA/NYSDEC requirements and ASTM 1903-11. Regulated Building Material (RBM) surveys will be completed at up to 2 sites for lead paint, ACM and PCBs. Each Phase II ESA/RBM survey will include the following: 1) Sampling and Analysis Plan (SAP); 2) materials demonstrating compliance with National Historic Preservation Act (NHPA) and Endangered Species Act requirements; and 3) a 29 CFR §1910.120-compliant site-specific HASP. Phase I/Phase II activities will start with priority sites Wellsville Business Park, 32 North Main Street, Wellsville Erie Depot, and Sinclair Barrelhouse. Site Specific Cleanup plans and Analysis of Brownfield Cleanup Alternatives (ABCAs) will be prepared for up to 2 sites where contamination is confirmed, anticipated to be at Barrelhouse and Wellsville Business Park sites as the least amount of cleanup planning has been done for these two sites. A Brownfields Area Wide Plan (AWP) will be developed for Wellsville to detail the conceptual site reuse resulting from the DRI. Site specific planning studies will be completed including 1 Revitalization Plan to be identified in Task 1 and 2. Resource Roadmap plans will be developed for 3 priority sites after completion of Phase Is and Phase IIs. All subcontractors will be procured following grant and ACIDA requirements.

**ii. Anticipated Project Schedule:** Yr1: Master QAPP, 6 Phase Is, 1 RBM survey; Yr2: 7 Phase Is, 1 RBM survey, 3 Phase IIs, AWP (Wellsville); Yr3: 2 Cleanup Plans/ABCAs, 1 Brownfield Revitalization Plan (site to be determined), 3 Resource Road Map (site to be determined); Yr4: Completion of any plans that are incomplete.

**iii. Task/Activity Lead:** QEP to complete technical deliverables (assessments, investigations, reporting, ABCAs) with ACIDA oversight. ACIDA will oversee plans with support from County ACIDA (5 planning staff ) and the QEP.

**iv. Outputs:** 1 master QAPP/HASP, 13 access agreements/EPA site approvals, 13 Phase Is, 3 Phase IIs, 2 RBMs, 2 Site Specific Cleanup Plans/ABCAs, 1 brownfield revitalization plan, 3 resource roadmaps, and 1 AWP.

**3.b. Cost Estimates:** Project cost estimates are provided by task below. ACIDA will not use grant funds for personnel/fringe costs to administer the grant and will contribute their own resources to manage the activities described herein. As noted below, 53.6% of grant funds are allocated to Phase/II/RBMs, and site-specific cleanup planning and 30% of grant funds are allocated to eligible reuse/area wide planning activities.\* Contractor costs are based on an average labor rate of \$170/hr.

**Task 1 – Project Mgmt., Reporting & Other Eligible Activities (\$30,700):**

Travel Total: \$4,090; 2025 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/person x 1 ACIDA member); 2027 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/person x 1 ACIDA member); 2026 Regional/State Brownfields Conference (Location TBD): \$1,040 (\$1,040/person x 1 ACIDA Staff) Contractual Total: \$26,010; 48 monthly check-in meetings: \$8,160 (48 hrs. x \$170/hr. x 1 staff); Compliance Reporting: \$17,850 (105 hrs. x \$170/hr.); Other Total: \$600; Conference Registration Fees: \$600 (\$200/person x 3 conferences x 1 ACIDA Member)

**Task 2 – Community Engagement & Site Inventory/Prioritization (\$48,960):**

Contractual Total: \$48,960; Stakeholder Meetings: \$27,200 (80 hrs. x \$170/hr. x 2 staff) Update Project Fact Sheets, Site Nomination Form & Webpage Content: \$8,500 (50 hrs. x \$170/hr.) Update inventory brownfield sites: \$13,260 (78 hrs. x \$170/hr.)

**Task 3 – Phase I/II ESAs Site Cleanup/Reuse Planning (\$420,340)**

**Contractual Total: \$420,340**; Site Eligibility Requests: \$2,210 (13 hrs. @ \$170/hr.); RBM Surveys: \$13,000 (2 sites @ \$6,500/ea). Update Master QAPP/HASP: \$6,030 (1 QAPP x \$6,030/QAPP); Cleanup/ ABCA: \$17,700 (2 sites @ \$8,850/ea); Phase I ESAs: \$71,500 (13 sites @ \$5,500/ea); Phase II ESAs: \$159,900 (3 sites @ \$53,300/ea); Revitalization Plans\*: \$39,250 (1 site @ \$39,250/ea) Resource Roadmap\*:\$59,250 (3 sites @ \$19,750/ea); Area Wide Plan\*: \$51,500 (1 site @ \$51,500/ea) \*Plan activities as prescribed @ <https://www.epa.gov/brownfields/information-eligible-planning-activities>.

Budget Categories	Task 1: Project Mgt., Reporting & Other Eligible Activities	Task 2: Community Engagement & Site Inventory/ Prioritization	Task 3: Phase I/II ESAs/RBM/& Cleanup/Reuse Planning	Total
Travel	\$4,090	\$0	\$0	\$4,090
Contractual	\$26,010	\$48,960	\$420,340	\$495,310
Other	\$600	\$0	\$0	\$600
Total Direct Costs	\$30,700	\$48,960	\$420,340	\$500,000
Indirect Costs	\$0	\$0	\$0	\$0
<b>Total Budget</b>	<b>\$30,700</b>	<b>\$48,960</b>	<b>\$420,340</b>	<b>\$500,000</b>

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

The status and estimated completion dates for outputs will be tracked and reported to EPA via Quarterly Performance Reports and ACRES.

Between meetings and reports, the following outputs will be tracked on a spreadsheet maintained by ACIDA: 1) # of sites nominated; 2) # of sites prioritized for funding; 3) # of Phase I ESAs; 4) # of Phase II ESAs; 5) # of RBM Surveys; 6) # of Analysis of Brownfield Cleanup Alternatives (ABCAs) and Remedial Action Plans (RAPs); 7) # of site reuse plans; and 8) # of community meetings. The anticipated short- and long-term outcomes identified in Section 1.b.ii (# of jobs, # affordable residential units, amount of tax revenue generated, etc.) will also be tracked and reported to EPA. Additionally, ACIDA will update ACRES property profiles beyond the life of the Grant to fully capture long-term outcomes. ACIDA will track and evaluate the following outcomes: 1) # of sites cleaned up and # of No Further Action determinations received from NYSDEC; 2) # of sites for which off-site risks are identified; 3) # of sites for which property title transfers are facilitated; 4) # of adaptive reuse projects; 5) # of sites and acres redeveloped; 6) # of acres of parks/greenspace created; 7) private investment and other funding leveraged; 8) # of housing units created; 9) # of jobs created; and 10) amount of additional property tax revenue generated.

**4.0 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**4.a. Programmatic Capability**

**4.a.i Organizational Capacity** - ACIDA has the internal, organizational capacity to manage the grant as demonstrated by the successful close-out of the grants listed in 4.b. ACIDA is a public benefit corporation created by the Allegany County Legislature whose mission is to create/retain job opportunities by assisting existing area industries and marketing the area to prospective new industries. ACIDA acts as a coordinating agency for a variety of corporate financing and incentive programs offered by local, regional, state, and federal agencies. Dr. Craig Clark, Executive Director, reports to the ACIDA Board, which was established by the County legislature consisting of 17 members from throughout the County.

**4.a.ii Organizational Structure** - ACIDA has 2 professional staff who participate in the economic development/planning activities performed by the organization, led by Executive Director. Dr. Craig Clark, who has been with ACIDA since 2015. Dr. Clark is supported by Operations Manager Pamela Common. Collectively, the staff have the depth and breadth of experience to manage programmatic, administrative, and financial brownfield program requirements. ACIDA routinely provides technical support to its member organizations to manage various federal and other grants. ACIDA will be responsible for the timely and successful expenditure of funds in 4 years, and completion of all technical, administrative, and financial requirements of the project and grant. The structure of the organization is team-based. ACIDA has experience in administration of federal/state grants as noted in 4.b.ii(1).

**4.a.iii. Description of Key Staff:** Dr. Craig Clark PE, PhD will serve as the primary manager of the grant, primary decision maker, and will oversee all financial matters for the grant. Dr. Clark has been the Executive

Director of ACIDA since 2015 and the Dean and VP for Alfred State College for 27 years which brings him over 27 years of economic development experience. Dr. Clark recently administered several grants on behalf of the ACIDA and Allegany County that include a \$200,000 and \$300,000 Community Development Block Grant (CDBG) (Microenterprise) and a \$1M CDBG (Small Business Assistance) and is additionally tasked with: providing programs and services of education through a variety of mediums to the public to achieve sustainable economic and social improvement within distressed communities in Allegany County; providing programs/services designed to establish greater economic self-sufficiency for individuals in low and moderate income areas of Allegany County; stimulating results-oriented socio-economic development that ensures that the benefits of economic growth, accrue to low and moderate income workers, families and community members, helping them create wealth, and reporting on the same regularly; advancing socio-economic change by increasing public awareness about the impact of economic development and investment decisions; educating business, government, academic and community leaders to help spur community development, and ensure that the benefits of community development accrue to low and moderate income individuals, their families and neighborhoods; strengthening the economic base of communities by assisting community-based organizations and enterprises that promote economic development, and providing programs and services in the support of the same. Dr. Clark has also written and managed workforce development related grants over \$12M including a recent \$1.48M grant issued by U.S. Department of Labor, in partnership with the Appalachian Regional Commission to support specialized job training at two local manufacturers, Ljungstrom and Alstom. Dr. Clark will be assisted by Pamela Common, Operations Manager for ACIDA. Ms. Common will assist with administrative and financial reporting, and general grant support.

**4.a.iv Acquiring Additional Resources**

ACIDA will use its internal procurement as well as federal procurement guidelines to procure a QEP, appraisal and loan underwriting. Local labor will be encouraged to administer the grant, in fact, ACIDA’s financial application includes requirements to use local labor. ACIDA can also retain grant management assistance if necessary; they are utilizing H. Sicherman & Company, Inc. to assist in managing a \$1.3M CDBG used to assist 34 companies.

**4.b. Past Performance and Accomplishments**

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

ACIDA has not received an EPA Brownfields Grant but has received other federal assistance, shown below.

(1) Purpose and Accomplishments:

<p><u>Agency:</u> HUD/CDBG  <u>Funding:</u> CDBG Microenterprise grants- \$500,000 total  <u>Purpose:</u> Fund machinery, equipment, fixtures and inventory for operating costs/ working capital expenses</p>	<p><u>Accomplishments:</u> 1st grant of \$200,000 helped 6 businesses that continue to do well and are expanding and was completed over a year ago. The second grant for \$300,000 recently approved 12 businesses that will include additional funding from the County for \$85,500 to allow top 12 business applications to receive funds.</p>
<p><u>Agency:</u> HUD/CDBG  <u>Funding:</u> \$1M CDBG Small Business Support Fund  <u>Purpose:</u> Support small businesses that had COVID-19 impact on the regional economy</p>	<p><u>Accomplishments:</u> 24 small companies received approvals for grant funds to support small businesses with COVID impact. Funds are being used for the small businesses to fully recover and use for critical economic resilience projects Last phase is currently in progress and will be completed in 2023. H. Sicherman / the Harrison Studio is assisting in grant review and compliance.</p>
<p><u>Agency:</u> USDOL in EDA partnership with the Appalachian Regional Commission  <u>Funding:</u> \$1.48M  <u>Purpose:</u> Training for Alstom and Ljungstrom new hires that allow expansion of operations.</p>	<p><u>Accomplishments:</u> Alfred State College grant that is under the direction of the ACIDA Executive Director who also the VP of Economic Dev. at Alfred State College. The grant is one of several \$M grants under the direction of the VP of Economic Development. This grant is to support specialized training for Alstom (manufacturer high speed trains) and Ljungstrom (transitioned from coal fired air preheaters to large scale offshore wind manufacturing). The grant supports the hiring of ~ 200 new skilled trades employees. To date Alstom and Ljungstrom have acquired \$60,000 of equipment, assisted in training &amp; hiring 80 people and currently in process of another 80 being trained and hired.</p>

(2) Compliance with Grant Requirements: ACIDA has complied with all reporting and filing requirements including administrative, technical, and financial.



## Threshold Criteria Responses

### Allegany County IDA- Community Wide Brownfield Assessment Grant

1. **Applicant Eligibility** – Allegany County Industrial Development Agency (IDA) is eligible to apply for a Brownfield Assessment Grant as a non-profit 501(c)(3). Documentation is provided as an attachment.

2. **Community Involvement**

Allegany County IDA is committed to inclusive public process that engages project stakeholders, and the community. A community involvement plan includes an outreach approach to provide citizens with the opportunity to be involved in and provide input every step along the way.

**Partners:**

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

**Meetings:**

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

**Website/Social Media pages:**

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

**Fact Sheets and Newsletters;**

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

**Public Notices and Newspapers & Email:**

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

**Additional:**

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

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

Partner Name	Point of Contact	Specific Role
Allegany County Department of - Dept of Health/WIC Services	Melissa Watson 585-593-2533 Melissa.watson@alleganyco.gov	Supports Women, Infants and Children (WIC) program as well as family planning education. Provides free healthy food and nutrition education. Educates, motivates and empowers residents to adopt and maintain healthy lifestyles.
Wellsville YMCA Community Learning Center	Tianna Black 585-593-3246 tiannaB@twiniersymca.org	Offers before and after school childcare for elementary and middle school age kids. Works with children to enrich their lives by helping with academics, lead themed activity clubs, teaches new skills, and helps with fitness and sports
NYS Department of Environmental Conservation	Kelly Hale kelly.hale@dec.ny.gov 315- 793-2748	These state environmental regulatory agencies will provide regulatory oversight as needed through their BCP programs, and the brownfield program will provide monetary and technical support.
Allegany County Salvation Army	Emily Stothart 585-593-2640 <a href="mailto:Emily.storhart@use.salvationarmy.org">Emily.storhart@use.salvationarmy.org</a>	Provides emergency shelter and clothing.
United Way	Gail Smith 585-593-0020 UWcattco@verzon.net	A human services organization that helps individuals and families achieve their potential through education, economic self-sufficiency and healthy lives.
PPAC Central – Partners for Prevention in Allegany County	Lynn Madison 585-593-1920 ppac@alleganycouncil.org	A coalition of concerned individuals who care about the health and well-being of children, families, schools and communities. They strive to reduce the risk factors that lead to alcohol and drug abuse, teen pregnancy, violence and school dropout.
The Arc Allegany-Steuben	Ted Seeley (585) 593-5700 ext. 453 ted.seeley@thearcas.org	Offers a variety of supports and services for people with intellectual and developmental disabilities and their families throughout Allegany and Steuben counties.
ACCORD- A community action partnership	Trina LaFleur 585-268-7605 tlafleur@accordcorp.org	ACCORD offers programs and services for low and moderate income individuals and families including, childcare referral, domestic violence, emergency food, Head Start, homeless and housing, and after-school programs.

3. Expenditure of Existing Grant Funds:  
Allegany County IDA does not have any existing grant funds.
  
4. Contractors and Named Subrecipients:  
No contractors or Subrecipients have been named.