

NARRATIVE INFORMATION SHEET

1. Applicant Identification:

Mohawk Valley Economic Development Growth Enterprises Corporation (MVEDGE)
Christian Mercurio, VP Planning and Development
584 Phoenix Drive
Rome, NY 13441-4105
315-338-0393

2. Funding Requested:

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

3. Location:

- a. Rome
- b. Oneida County
- c. NY

4. Target Areas and Priority Site Information:

The Target Area encompasses 4.1 mi² and a population of 9,647, defined by Census Tracts:
36065021900, 36065026300, 360650225000 (within the City of Rome)

Priority Sites:

- 1. Canterbury Press, 301 Mill Street, Rome, NY
- 2. 229 S. James Street, Rome, NY
- 3. East Dominick Street (Rear), Rome, NY
- 4. Rome Cable Tower, 522 Henry Street, Rome, NY

5. Contacts

a. Project Director:

a. Project Director

Christian J. Mercurio, VP Planning & Development
Mohawk Valley Economic Development Growth Enterprises Corporation
584 Phoenix Drive
Rome, NY 13441
315-338-0393
cmercurio@mvedge.org

b. Chief Executive/Highest Ranking Elected Official

Steven J. Dimeo, President
Mohawk Valley Economic Development Growth Enterprises Corporation
584 Phoenix Drive
Rome, NY 13441
315-338-0393

6. Population: Target Area = 9,647

7. Other Factors

Other Factors Checklist	Page #
Community Population is 10,000 or less	1
The applicant is, or will assist a federally recognized Indian tribe or United States Territory	N/A
The priority site is impacted by mine-scarred land	N/A
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).	1, 2
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority cleanup site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments	3
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.	8
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

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

9. Releasing Copies of Applications: N/A This information is not confidential, privileged, or sensitive and may be made public.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

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October 30, 2023

Christian Mercurio
VP, Planning and Development
Mohawk Valley Economic Development Growth Enterprises (EDGE)
584 Phoenix Drive
Rome, NY 13441-4105

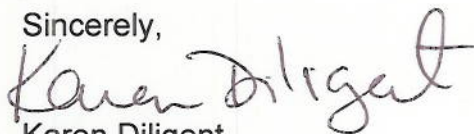
Dear Mr. Mercurio:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates on behalf of Mohawk Valley Economic Development Growth Enterprises (EDGE), 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 Mohawk Valley EDGE 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 conduct Phase I/II Environmental Site Assessments, investigations, and remedial plans for sites located in Rome, NY. Sites include the Rome Cable Tower, Canterbury Press, and 229 James Street. Known contamination includes VOCs, PCBs, lead paint, asbestos, 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, Mohawk Valley EDGE 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

ec: T. Wesley, USEPA Region 2
Y. DeJesus, USEPA Region 2
L. Cohen, Mohawk Valley EDGE
D. Lisa, HRP Associates



Department of
Environmental
Conservation

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i Overview of Brownfields and Description of Target Area

Oneida County, geographic area of the grant, is a 1,212 mi² highly rural area located within central New York's (NY) Mohawk Valley, 75 miles west of NY's capital of Albany. Home to 232,671 people, other than two urban areas (Utica and Rome), the County is dotted with small villages and hamlets hugging former mills along the waterways, surrounded by forests and farmland. The County has a long industrial legacy dating back to the early 1800s with the construction of the Erie Canal that connected the nation's heartland with New York City (NYC), which had dramatic impacts on the County. By the mid-1800s, firearms, silverware, farm equipment, wire and typewriter manufacturers were located along the Mohawk River, vaulting the area to entrepreneurial dominance as a global leader in manufacturing. As manufacturing grew, people flocked to the County's urban centers, eventually reaching a population peak in 1970 (273,037). Thereafter, population began to decline, as a result of globalization and migration of manufacturing to low-cost areas overseas and in the southern states. Thousands of good paying jobs were lost as major manufacturers such as Duofold, Chicago Pneumatic, Union Fork and Hoe, Lasalle Labs, H.M. Quackenbush and Daniel Green Slippers closed. The decline worsened with the end of the Cold War when two huge economic drivers closed in 1995: Griffiss Air Force base, eliminating 6,000 civilian and military jobs, followed by Lockheed Martin, eliminating 930 more jobs. Closures of the two facilities had cascading effects causing the closure of many supporting/service industries, resulting in an additional loss of 8,000 jobs across the region from 2006 through 2019. Manufacturing was hit particularly hard, with a net loss of 3,000 jobs and the closing of numerous plants, especially in the urban centers of Utica and Rome, severely impacting the tax bases. The job loss resulted in a 16% decline in the County's population from its peak in 1970 to today, compared to a 10% increase in NY. Due to the County's dwindling population and limited job base, the closure of these facilities has accelerated blight and decay of once-robust manufacturing communities along the banks of the Mohawk River and Erie Canal.

This former industrial hub has been left grappling with a prolonged period of economic challenges including: a blighted landscape littered with collapsing buildings, downtowns of vacant storefronts and deteriorating housing, diminished incomes, emigration, and financial strain. The EPA Brownfield Assessment Grant will provide critical funding to implement the community's vision to not only address legacy contamination but also to ready sites for manufacturing, create jobs, affordable housing, a park and infill development to meet the community's needs. These activities will provide an economic engine for the area and increase its citizens' well-being. **The Target Area (TA), which encompasses 4.1 mi² and a population of 9,647, is defined by census tracts 36065021900, 36065026300 and 36065022500 within the southern portion of Rome.** Once a thriving industrial job center that included a mixture of residential, industrial and commercial uses, now the area is characterized by blight, abandoned buildings, and substandard housing (57% of housing stock was constructed prior to 1939 according to the US Census) occupied by residents living in poverty and suffering from a lack of employment.

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

The TA includes 92 identified brownfield sites, occupying 181 acres, including current and former petroleum storage facilities, wire manufacturers, chemical formulators, metal fabricators, manufactured gas plants, copper smelters, and metal recyclers. In addition, numerous abandoned commercial operations such as gasoline stations, auto repair garages and several dry cleaners are in the area. These unsecured brownfields expose sensitive populations to volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), petroleum, metals, asbestos, and other carcinogens. Described below are the priority sites.

Canterbury Press, 301 Mill Street, Rome, NY (43.203540, -75.448130)- 4.1-acre unsecured site, located along the Erie Canal in a disadvantaged census tract as defined by EPA's Climate and Economic Justice Screening Tool (CEJST), is occupied by an abandoned deteriorating 52,000 ft² building that was utilized for wire manufacturing and printing from 1924 until 2008. A Phase I Environmental Site Assessment (ESA) noted the site's industrial history, spills, and potential for asbestos containing

materials as concerns. The site was identified as a priority due to its location in the employment district, high visibility, and ability to spur positive change by including public amenities to improve quality-of-life.

229 S. James Street, Rome, NY (43.208333, -75.459630) - This unsecured, vacant 0.4-acre site located in a commercial/residential area was a car wash and gasoline filling station and is mapped within a disadvantaged census tract by CEJST. No investigation has been completed; however, based on known site history, VOCs and lead are likely present in the site's soil, groundwater and soil vapor. The site poses a threat to surrounding children tempted to play on the vacant lot. Public input identified the site's best reuse as in-fill development such as a fresh food store since the area is mapped as a food desert by the US Department of Agriculture (USDA).

East Dominick Street (Rear), Rome, NY (43.202310, -75.436803) - This vacant 11-acre site (no street address; parcel ID 243.017-1-4) adjacent to the Erie Canal, is located within a disadvantaged census tract by CEJST. The site is surrounded by industrial properties and reportedly was used for waste disposal potentially containing metals, petroleum, VOCs and PCBs. The site was identified as a key access point to the Erie Canalway Trail, which extends across NY, and for use as a large-scale greenspace and recreational destination by residents and visitors.

Rome Cable Tower, 522 Henry Street, Rome, NY (43.212921, -75.470323) - This unsecured 0.4-acre site, located in proximity to the Erie Canal within a disadvantaged census tract according CEJST, is occupied by an abandoned dilapidated 8,500 ft², single-story building and 140-foot tower. The site was developed in 1971 and operated as a wire manufacturer until 2003 when the site was abandoned due to bankruptcy. The site poses a threat to those tempted to enter the site and building. The deteriorating tower and building contain asbestos containing materials (ACM) and the soils and groundwater are expected to exhibit metals, VOCs and PCBs. The Rome Cable Tower, a recognizable, iconic structure which signifies the city's industrial past, has been identified as a catalytic revitalization site due to its visibility (tower), adequate infrastructure, and location in the city's urban core along the Erie Canal.

1.a.iii. Identifying Additional Sites

As noted in Section 1.a.ii., the TA includes 92 known brownfields. This does not include an additional 116 brownfields documented throughout the County. Mohawk Valley Economic Development Growth Enterprises Corporation (EDGE), a private, not-for-profit, regional economic development organization, will work with community members through public engagement to prioritize the known sites as well as identify any new sites. Sites will be prioritized based on location in disadvantaged census tracts, presence of sensitive populations, redevelopment potential based on community goals and the ability to address needs of the underserved community, projected benefits, removal of environmental contamination and addressing area-specific EJ issues. EDGE will encourage at least 40% of the projects to be within disadvantaged census tracts as defined 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 is outlined in Rome's Downtown Brownfield Opportunity Area (BOA) plan which included an inventory of brownfields, public engagement to identify goals, prioritization of brownfields and conceptual site reuse concepts. The BOA's goal is to rebuild its former industrial and manufacturing core into a sustainable community by:

- Creating high quality affordable housing located adjacent to employment and recreation centers.
- Providing incentives to attract and retain manufacturers/commercial business.
- Revitalizing small sites as in-fill development to assist small businesses to create jobs and support the underserved population's basic needs (i.e., grocery store, medical services, etc.).
- Revitalizing sites for industrial/commercial/residential use to create jobs and remove blight.
- Creating open space, connecting existing trails and creating access to the waterfront.
- Utilizing green design principles to provide a climate resilient energy efficient community.

Specific reuse strategies identified within the BOA plan include:

Canterbury Press, 301 Mill Street, Rome, NY - Public engagement identified the site's preferred reuse as light industrial or flexible space due to its history, location in an employment district and the site's existing infrastructure.

229 S. James St., Rome, NY - Due to the parcel's size, the site offers an opportunity for in-fill development such as a food store, medical services or housing to assist underserved surrounding residents.

East Dominick St (Rear), Rome, NY - The site will provide access to the Erie Canalway trail, parking, amenities and recreational activities as well as electric vehicle (EV) charging stations.

Rome Cable Tower, 522 Henry Street, Rome, NY -The site's 140 ft tower offers a unique but challenging opportunity. To advance the site redevelopment, EDGE was awarded an EPA Technical Assistance Site Reuse Vision Grant (awarded September 2023) to provide visual representations such as sketch illustrations, renderings and/or 3D models of site reuse options.

In addition to the features noted above, each site reuse will incorporate energy efficiency designs and equipment to improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.

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

The proposed projects will provide environmental due diligence, cleanup strategy, and reuse planning services using local construction crews/vendors and providing workforce training, whenever possible, to position priority sites for redevelopment. The TA revitalization plans will remove blight, stimulate economic growth, facilitate improvements to make the TA more resilient to the effects of climate change, and will also create opportunities for jobs, outdoor recreation and greenspace. The redevelopment of the priority sites will not displace any underserved residents or businesses. The project will investigate/remediate 16 acres of brownfields, rehabilitate 60,000 ft² of building space, create 52,000 ft² of industrial flex space ready for occupancy, ready 0.4 acres for infill development to attract a small business such as a fresh food retailer, create a 11-acre park with amenities, provide access to the existing NYS Erie Canal recreational trail and utilize green stormwater management features. Also, each of the rehabilitation and new construction projects will incorporate energy efficiency designs and equipment (lights, heat pumps, etc.). Disadvantaged communities will experience improved healthier lifestyles due to removal of blight and legacy pollution, revitalization of properties, creation of jobs and access to open space. Stormwater discharges/impacts to the County's waterways will be minimized due to the incorporation of climate adaptation and resiliency designs.

1.c.Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

Neither the City of Rome nor EDGE have the resources or funding available to complete site assessment, investigation and reuse planning. Without the completion of the necessary assessment/investigations, the projects will not move forward. However, EPA awarded EDGE a Technical Assistance Site Reuse Vision Grant (awarded September 2023) to advance the revitalization of the Rome Cable Tower and a \$1M Revolving Loan Fund (RLF) to advance sites into the cleanup phase. This secured funding is a great start for EDGE to build momentum and realize the vision laid out in the BOA. Once the environmental data is collected and cleanup plans are implemented, EDGE will leverage the following incentives for site remediation and redevelopment needs.

- Opportunity Zone - provides investors tax incentives to invest in a wide variety of projects that rebuild low to moderate income communities).
- Empire State Development (ESD)- demolition funds (\$150M+) to municipalities via annual application.
- NYS Energy Research Development Agency - grants for energy efficiency/ renewable energy.
- Oneida County IDA - Payments in Lieu of Taxes/sales tax exemption to encourage revitalization.
- NYS HOME Program - provides up to 9% tax credits for land acquisition/affordable housing.
- NYS Office of Community Renewal - provides communities up to \$900k to design/construct

recreational trails that create/retain low- and moderate-income jobs.

- National Grid (utility) - provides up to \$300,000 to investigate and remediate brownfields that require electrical service.

1.c.ii. Use of Existing Infrastructure

According to an infrastructure study, completed as part of the BOA, reuse of sites will leverage existing sewers, 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. In particular, the current water supply provides adequate service to residents and businesses and can provide adequate pressures to the study area without the need for booster pumps.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

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

With a small population of 9,647, that has decreased by 29% since 1990, depressed home values (\$72,138 vs \$340,600 NYS) and per capita income (\$27,240 vs \$43,208 NYS) according to the US census, the ability of residents within the TA to fund environmental reviews is non-existent. To make matters worse, the city had a 1.4% decrease in 2022 sales tax revenue compared to a 10% increase for the average NYS municipality according to the NYS Comptroller’s Office. 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 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 of brownfields.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

EPA’s EJScreen’s Socioeconomic Indicators Tool was utilized to identify sensitive populations disproportionately exposed to brownfields within the TA. As noted in **Table 1**, people with low income,

less than a high school education, and children under 5 were identified. Other sensitive populations, according to the Oneida County Health Assessment (OCHA) dated 2022-2024, include pregnant women and infants since maternal (26.4/100k births vs. 18.8/100k NYS) and infant mortality (8.0/100k births vs. 4.0/100k NYS) exceed NYS rates by almost 150%. These sensitive populations are adversely impacted by wide a range of health and welfare issues according to the OCHA and NYS

Table 1 - EJScreen Socioeconomic Indicators TA vs NYS/US				
<i>Sensitive Population</i>	A	B	C	NYS/US
Low Income	62%	65%	45%	28%/31%
< than High School Education	27%	27%	13%	12%/12%
<5 Yrs. old	4%	12%	12%	5%/6%
<p>Bolded Indicators exceed NYS and/or US rates. Census Tracts A- 36065021900, B-36065026300, C-36065022500</p>				

Department of Health (DOH) including the following elevated adverse health and welfare issues: birth defects (309/10k births vs. 287/10k NYS, DOH); poverty (38% vs 13% NYS, OCHA); depression (28.6% vs. 19.5% US, OCHA); obesity (39% vs. 33% US, OCHA); food insecurity (23% of residents receive food stamp assistance vs 10% NYS, OCHA); opioid overdose deaths (30.1/100k pop. vs. 22.9/100k, DOH); and teen pregnancy (45.7/1k births vs 41.3/1k NYS, OCHA). It must be noted that teen pregnancy rates for Hispanic (62.4/k), Black Hispanic (67.1/k) and other non-Hispanic (342.1/1k) far exceed NYS’s rate of 41.3/1k. Assessing and remediating contaminants and revitalizing brownfields will reduce sensitive population exposure to hazardous contaminants, blight and substandard living conditions. The noted exposure reductions will reduce health/welfare burdens and provide a positive

outlook for the community, due to the availability of jobs and fresh food, healthier living conditions, increased outdoor activities and 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, Oneida County ranks among the least healthy counties in NY (lowest 25%). As noted on **Table 2**, a summary of EJSscreen Health Indicators, the County’s low health ratings are due to low life expectancy and a variety of adverse health conditions including: heart disease, asthma, cancer, and disabilities. Of note, according to the Oneida County Health Assessment, residents have a greater than Normal Incidence of Disease and Adverse Health including:

- Cancer – lip, oral cavity, and pharynx cancer (3.2/1k population vs. 2.7/1k), prostate cancer (145.1/1k populations vs. 129.4/1k) and colon cancer (17.1/1k population vs. 12.4/1k).
- Heart disease hospitalizations (142.2/10k population vs 126.0/10k).
- The incidence of lung and bronchial cancer is 130% of the NYS rate.
- Elevated blood lead levels (10+ug/dl) in children under 6 yrs. old (29.8/1k children vs 6.0/1k NYS)

Table 2 - EJSscreen Health Indicators TA vs. NYS/US				
<i>Health Indicators</i>	A	B	C	NYS/US
Low Life Expectancy	21%	23%	25%	17%/20%
Heart Disease	8.5	8.5	7.5	5.6/6.1
Asthma	12.7	12.7	12.3	10/10
Cancer	6.2	6.6	6.2	6/6.1
Person’s w/disabilities	18%	28%	15.9%	11.8%/13.4%
Bolded Indicators exceed NYS and /or US rates. Census Tracts A- 36065021900, B-36065026300, C-36065022500				

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. EDGE will focus projects in areas of sensitive populations to ensure that the greatest impacts occur among those experiencing the highest adversity by: 1) improving employment rates and income through family-wage job creation; 2) reduce the percentage of income spent on housing by promoting the construction of additional affordable housing; 3) reducing environmental hazards through the assessment/cleanup of brownfields contaminants; 4) eliminating blight and 5) providing open space and a connection with the area’s history.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues

As noted in **Table 3** sensitive populations are disproportionately impacted by lead paint, proximity to superfund and hazardous waste sites, and underground storage tanks (USTs). Therefore, EJ communities are being exposed not only to brownfield contaminants, but also to the cumulative effects of multiple sources of environmental toxins.

Table 3- EJSscreen Environmental Indicators TA vs. NYS/US				
<i>Environmental Indicators</i>	<i>Census Tracts</i>			
	A	B	C	NYS/US
Lead Paint	0.84	0.62	0.56	0.55/0.3
Superfund Proximity	0.2	0.27	0.4	0.24/0.13
Hazardous Waste Proximity	4.4	4.6	3.8	4.3/1.9
Underground Storage Tanks	10	18	6.4	7.7/3.9
Bolded Indicators exceed NYS and /or US rates. Census Tracts A- 36065021900, B-36065026300, C-36065022500				

Further as noted in **Table 4** (on the next page), the TA census tracts are considered disadvantaged since they meet more than one burden threshold and the associated socioeconomic threshold. All four priority sites are located within these disadvantaged census tracts.

(b) Advancing Environmental Justice

EDGE has established a goal of delivering a minimum of 40% of brownfield program outputs/outcomes in EJ communities, therefore preference will be given to additional site selection for brownfields located in underserved and disadvantaged communities. Program goals (job creation and attainable housing) will support positive change in TA’s EJ communities by providing higher

wages, lead-free housing and access to fresh foods to maintain the community and prevent displacement. EDGE also recognizes that rigorous and meaningful engagement using elements of the EPA’s EJ Collaborative Problem-Solving (CPS) Model is essential to achieving its EJ goals. EDGE will collaborate with partners listed in Section 2.b.i to identify issues that impact sensitive populations and work to build capacity and leadership skills within EJ communities to empower them to play a significant role in bettering their community through brownfield redevelopment.

2b. Community Engagement

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

The table below identifies community partners that will be involved to reach out and engage sensitive population and the community, identify community priorities, select and prioritize sites, solicit input on site revitalization and provide expertise as needed. These partners and their participation in the project

Burden Category	Burdens and Socioeconomic Thresholds		
	36065021900	36065026300	36065022500
Workforce Development	NA	Low Median Income 96th HS Education 26%	Poverty 94th HS Education 18%
Energy	Energy Cost 92nd Low Income 93rd	N/A	NA
Legacy Pollution	NA	NA	Proximity to Superfund 93 rd Low Income 84th
Health	Asthma 94th Heart Disease 91st Low Income 93rd	Asthma 94th Heart Disease 91st Low Income 94th	Asthma 92nd Low Life Expectancy 91st Low Income 84th
Housing	Lead Paint 92nd Low Income 93rd	Lead Paint 91st Low Income 94th	NA
Water & Wastewater	NA	USTs and releases 92nd Low Income 94th	NA
Climate Change	Projected Flood Risk 93rd Low Income 93rd	NA	NA

Threshold reported as percentile except HS Education which is reported in %.

Partner Name	Point of Contact	Specific Role in Project
Rome Working Solutions American Job Center	Terry Humphries, Manager terryh@workingsolutionsrome.org; 315-339-0046 x233	These workforce development organizations will advise on workforce development, local business needs and champion brownfield projects that create family-wage jobs. Rome Working Solutions will prepare candidates for manufacturing jobs. Oneida County Workforce will prepare candidates for contractor positions.
Oneida County Workforce Development	Alice Savino, Executive Director 315-207-6951; asavino@working-solutions.org	
NYSDEC	Daniel Welc, Project Manager Daniel.welc@dec.ny.gov; 315-866-6330 x125	Regulatory oversight through NYSDEC Brownfields Cleanup Program and technical support
Kids Oneida	Steven Bulger, CEO sbulger@ican.family; 315-792-9039	These agencies will represent/advocate for the underserved residents: Mohawk Valley Community Action- Low Income; Kids Oneida and Care Net- Pregnant women, teens, and children Madison-Oneida BOCES - individuals with less than HS education; Genesis - 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.
Madison-Oneida Board of Cooperative Educational Services (BOCES)	Brenda Wolak, Director; wolak@bocesccce.org; 315-361-5500	
Care Net Pregnancy Center of Oneida County	Jackie Rosa, Ex. Director Jackie.rosa@carenetcny.org; 315-337-0242	
Mohawk Valley Comm. Action Agency	Amy Turner, CCAP- Executive Director aturner@mvcaa.com; 315-624-9930	
The Genesis Group of the Mohawk Valley Region	Ray Durso, President info@thegenesisgroup.org, 315-792-7187	
Rome Downtown BOA Steering Committee	Diana Samuels, Brownfields Planner dsamuels@romecitygov.com; 315-339-7628	Understanding/communicating community needs throughout the County. Responsible for informing counties and assisting with addition site selection/input.
Rome Area Chamber of Commerce	William Guglielmo, President info@RomeChamber.com; 315-337-1700	

are viewed as key to a successful brownfield program, particularly in community outreach. Discussions with these partners have all met with strong affirmation of the importance of addressing brownfields.

2.b.iii. Incorporating Community Input

EDGE has a well-established community involvement program that we will maintain 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. EDGE 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, EDGE 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

3a. 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 a Qualified Environmental Professional (QEP) by EDGE in accordance with EDGE requirements and 2 CFR200.317-326; 3) Federal Financial Report (FFR) reporting; 4) 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. EDGE 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: EDGE will lead this task 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 EDGE attending 3 brownfield events, approximately 48 monthly meetings and QEP selection.

Task 2 – Community Engagement & Site Inventory/Prioritization:

i. Project Implementation: Includes: 1) preparation of community involvement plan; 2) outreach materials including updated web content and 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 underserved and disadvantaged areas are included in new priority sites. Work with EDGE's contracted legal counsel 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 foreclosure activity updates.

iii. Task/Activity Lead: EDGE (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/RBMs, Site Cleanup/Reuse Planning and Area Wide Plan:

i. Project Implementation: Based on the outcome of Task 2, EDGE will direct the QEP to obtain EPA site approvals, prepare a master Quality Assurance Project Plan (QAPP)/Health & Safety Plan (HASP), 13 Phase Is in accordance with All-Appropriate Inquiries Final Rule and ASTM International (ASTM) E1527-21 Phase I ESA standard. Completion of 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, asbestos and PCBs. Each Phase II ESA/RBM survey includes following: 1) Sampling and Analysis Plan (SAP); 2) materials demonstrating compliance w/National Historic Preservation Act (NHPA) and Endangered Species Act requirements; and 3) 29 CFR §1910.120-compliant site-specific HASP. Phase I/Phase II activities will start with 4 priority sites. Based on existing environmental information, Phase IIs will be completed for Rome Cable Tower, Canterbury Press, and S. James Street. A RBM will be completed at the Rome Cable Tower due to suspected ACM and the building is unsecure creating potential exposure to asbestos. Site Specific Cleanup plans and ABCAs will be prepared for up to 2 sites where contamination is confirmed, anticipated to be Canterbury Press and East Dominick Sites as there has been no cleanup planning for sites. A Brownfields Area Wide Plan (AWP) will be developed for the TA (southern portion of Rome) due to the number of brownfield sites, limited planning capabilities and lack of brownfield plans. The output from the BOA (i.e., site reviews, community input) will be used to guide the AWP development. Site specific planning studies will be completed for Canterbury Press, East Dominick, and S. James Street sites. Subcontractors will be procured following grant/EDGE requirements.

ii. Anticipated Project Schedule: Yr1: Master QAPP, 6 Phase Is, 1 RBM survey; Yr2: 7 Phase Is, 1 RBM survey, 3 Phase IIs, 1 Brownfields AWP (for the TA); Yr3: 2 Cleanup Plans/ABCAs, 3 Site Reuse Assessment Plans; Yr4: Completion of any plans that are incomplete.

iii. Task/Activity Lead: QEP to complete technical deliverables (PIs, PIIs, reporting, ABCAs, etc.) with oversight from EDGE. EDGE will oversee planning with support from a planning contractor.

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 AWP and 3 Site Reuse Assessments.

3.b. Cost Estimates: Project cost estimates are provided by task and summarized in the table below. EDGE will use **less than 5%** of grant funds for personnel/fringe costs to administer the grant. As noted below, **54% of grant funds** are allocated to Phase I/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. (See budget table on page 9).

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

Personnel/Fringe Benefits: \$17,850:

Compliance reporting by EDGE \$13,746 (174 hrs. x \$79/hr. x 1 staff); \$4,104 Fringe Benefits

Travel Total: \$4,090

2025 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/pers x 1 EDGE Staff); 2027 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/pers x 1 EDGE Staff); 2026 Regional/State Brownfields Conference (Location TBD): \$1,040 (\$1,040/pers x 1 EDGE Staff)

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

Other Total: \$600; Conference Registration Fees: \$600 (\$200/pers. x 3 conferences x 1 EDGE Staff)

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

Contractual Total: \$48,960

Coalition & 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/RBMs Site Cleanup/Reuse Planning, AWP (\$420,340)

Contractual Total: \$420,340

Site Eligibility Requests: \$2,210 (13 hrs.@\$170/hr.); RBM Surveys: \$13,000 (2 sites@\$6,500ea). Update Master QAPP/HASP: \$6,030 (1 QAPP x \$6,030/QAPP); Cleanup/ABCAs: \$17,700 (2 sites@\$8,850ea); Phase I ESA: \$71,500 (13 sites@\$5,500/ea); Phase II ESA: \$159,900 (3 sites@\$53,300ea); Area Wide Plan*: \$51,000 (1 @\$51,000ea), Site Reuse Assessment Plans*: \$99,000 (3 sites@\$33,000/ea), *Planning 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
Personnel	\$13,746	0	0	\$13,746
Fringe Benefits	\$4,104	0	0	\$4,104
Travel	\$4,090	\$0	\$0	\$4,090
Contractual	\$8,160	\$48,960	\$420,340	\$477,460
Other	\$600	\$0	\$0	\$600
Total Direct Costs	\$30,700	\$48,960	\$420,340	\$500,000
Indirect Costs	\$0	\$0	\$0	\$0
Total Budget	\$30,700	\$48,960	\$420,340	\$500,000

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: 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 ABCAs/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, acres open space created, ft² of building rehabilitated and industrial space created, amount of tax revenue generated, etc.) will also be tracked and reported to EPA. Additionally, EDGE will update ACRES property profiles beyond the life of the Grant to fully capture long-term outcomes. EDGE 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 jobs created; and 10) amount of additional property tax revenue generated.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity - EDGE has 14 staff and two decades of experience managing federal grants and revolving loan programs. EDGE’s Finance and Administrative team have adopted and are staying abreast of the latest uniform guidance and Code of Federal Regulations (CFR) statutes. Independent audits have shown that EDGE and its partner corporations are adept and successful at the administration and disbursement of federal funds. Additionally, EDGE manages Rome Industrial Development Corporation’s community and economic development lending programs, Empire State Development grant funds, and multiple private foundation grants.

4.a.ii. Organizational Structure - The Program team will be comprised of EDGE’s VP of Planning and Development (overall Grant Project Manager), Chief Financial Officer, VP of Economic Development, and VP of Business Development and Communications. Project team experience includes a combined 72 years of experience and 22 years in brownfields revitalization. EDGE has managed over \$250MM in

federal, state, and private grant funds in the last 10 years alone, including multiple successful revolving loan funds. EDGE will continue to use utilize Saunders Kahler L.L.P. located in Utica, NY, for legal support (e.g., access agreements).

4.a.iii. Description of Key Staff - EDGE's management staff includes Christian Mercurio, VP Planning and Development, who will be responsible for overall program management. Since 2007, Mr. Mercurio has been the brownfields project lead and owner's representative for 7 Environmental Restoration Program sites, 1 NYS Superfund Site, 1 EPA Brownfields Assessment Grant and multiple private and not-for-profit-owned brownfield remediation/redevelopment sites. Mr. Mercurio has managed (or is currently managing) multiple local, state, and federal grant programs including an EPA Brownfields Assessment Grant, USDA Rural Business Development Grant, Empire State Development Grant, Downtown Revitalization Initiative, Environmental Restoration Program, and other state/local initiatives. Mr. Mercurio sits on the Erie Boulevard BOA Steering Committee, serves on the planning committee and as a panelist for Center for Creative Land Recycling workshops and forums in NYS, and participates in EPA Region 2 Interagency Work Group meetings. Mr. Mercurio will be assisted by Laura Cohen, VP of Planning & Development at EDGE. Ms. Cohen will be responsible for coordinating QEP and Planning Consulting procurement, managing the selected vendors, obtaining EPA site approvals, vetting Phase I/IIIs, completing required reporting and leveraging additional state funding for priority sites. Ms. Cohen has extensive experience managing brownfield projects which she continues to develop by attending training sessions and forums. In addition, Ms. Cohen was instrumental in organizing the Mohawk Valley Brownfield Developer Summit, an annual event to educate community leaders, network with developers and market brownfield sites. Ms. Rachel Hadden, Sr. Accountant, will assist in completing financial reporting for the grant; Ms. Hadden completes reporting for the existing grants managed by EDGE.

4.a.iv Acquiring Additional Resources - EDGE will use its internal procurement policies, standard operating procedures and federal procurement guidelines to procure a QEP, planning firms and other resources, as necessary. EDGE has successfully procured vendors (including a QEP) for the administration of current grants. EDGE's Policy and Procedures Reference Manual for Federal Grant Projects (2021) encourages local and MWBE firms to apply.

4.b. Past Performance and Accomplishments

4.b.i Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: EDGE currently has EPA Brownfield Assessment Grant (BF 96242200, 10/1/21-9/30/24) and an RLF (BF 96238700, 10/1/22-9/30/27). EDGE successfully managed the assessment grant with timely progress and technical reporting. The outputs and outcomes from this grant included 14 Phase I ESAs, 3 Phase II ESAs which enabled EDGE to leverage the following funding:

1. Waterbury Felt - \$2M in ESD Restore NY Grant funding to remove asbestos and demolish a deteriorating building; \$300k in National Grid brownfields grant program funding for electrical infrastructure.
 2. Columbus School - \$1.6 million in ESD Restore NY funding to abate asbestos and demolish a collapsing building.
 3. Seaway Gas - Estimated \$100k spent in NYSDEC funds to remediate/restore the site.
 4. Rome Cable Tower - Estimated \$75,000 in technical assistance from EPA to complete site planning.
- With regards to the recently awarded RLF, EDGE has prepared loan and subgrant applications and has 2 pre-applications under internal review for a site in Rome (Oneida County) and one in Newport (Herkimer County).

(2) Compliance with Grant Requirements: EDGE has been in compliance with the Assessment grant workplan, schedule and terms and conditions and has completed the associated ACRES reporting throughout their current grant. To implement the grant EDGE obtained contracted services (i.e., QEP), and followed EDGE policies and EPA fair and open competition requirements. The grant has ~\$5,000 in remaining funds which will be used for a yet to be identified PI. With regards to the RLF, EDGE has completed application for loans and sub grants and is in the process of obtaining applications for review. The remaining funds (~\$975,000) will be used for loans and sub grants at sites yet to be identified.

MV EDGE – Brownfield Community Wide Assessment Grant

Threshold Criteria Responses:

1. Applicant Eligibility – Mohawk Valley Economic Development Growth Enterprises Corporation (MVEDGE) is eligible to apply for a brownfield grant as a 501(c)(3) organization. See attached paperwork.
2. Community Involvement

MVEDGE is committed to inclusive public process that engages project stakeholders, and the community. A community involvement plan includes an outreach approach that provides citizens with the opportunity to be involved in to provide input.

Partners:

MVEDGE 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:

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

Website:

MVEDGE will continue to update its website with information about the sites consistently noting accomplishments and goals for the grant.

Downtown BOA Steering Committee:

MVEDGE will utilize the services of the Rome downtown BOA Steering Committee that includes a diverse group of stakeholders with an emphasis on neighborhood advocacy groups representing residents in the target area. More program team members will be recruited to represent the geographically and diverse target area. Meetings will be held during the year (3-4) and will be instrumental in connecting their constituents to the project, inviting new voices to the table, facilitating the site selection process and informing redevelopment strategies for individual sites.

Fact Sheets and Newsletters:

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

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

Partner Name	Point of Contact	Specific Role
Rome Downtown BOA Steering Committee	Diana Samuels, Brownfields Planner; dsamuels@romecitygov.com (315) 339-7628	These business and workforce development organizations will advise the program team regarding workforce development and local business needs and champion brownfield projects that create family-wage jobs in their communities.
Rome Area Chamber of Commerce	William Guglielmo, President info@RomeChamber.com (315) 337-1700	
Herkimer Working Solutions Career Center	Alice Savino Executive Director asavino@working-solutions.org (315) 207-6951	
Community Action Partnership (CAP)-WIC	Amy Turner, Director (315) 624-9930	These social service agencies will represent and advocate for the underserved residents in the communities that they serve.
Mohawk Valley Community Action Agency	Amy Turner, CCAP- Executive Director, aturner@mvcaa.com (315) 624-9930	
Mohawk Valley Community College	Teresa Fava-Schram (315)792-5681 tfavaschram@mvcc.edu	Offers many opportunities to develop opportunities for public through workforce development courses.
Rome Housing Authority	Maureen Birmingham (315)337-1090 m.birmingham@romeha.com	Offers subsidized housing for low-income families, senior citizens, and individuals with disabilities.
Oneida County Office for the Aging and Continuing Care Team	June Hanrahan (315) 768-3641 jhanrahan@ocgov.net	Provides services to the elderly 60+ and the disabled of Oneida County and their families. We strive to foster public awareness of available resources and issues impacting senior citizens, the disabled, their families, and caregivers.
Oneida County Department of Family and Community Services	Michael Romano (315) 798-5456 ofa@ocgov.net	Provides information, advocacy, financial and social services to eligible residents of Oneida County. These services are provided with concern for enhancing family functioning, reducing dependency, and maintaining children and adults in the community.
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
Oneida County Health Department	Anthony Picente, Jr., Oneida County Exec.	Provide expertise/Health information

Partner Name	Point of Contact	Specific Role
	(315) 798-6400	
Community Foundation of Herkimer and Oneida Counties	Alicia Dicks (315) 735-8212 info@foundationhoc.org	A community-based social impact investor whose mission is to engage, invest, and lead—working toward a vision of community vibrancy with opportunity for all.
The Genesis Group of the Mohawk Valley Region	Ray Durso (315) 792-7187 info@thegenesisgoup.org	Unites business and community leader into working together to advance regional economic, social and cultural interests to build a stronger community

3. Expenditure of Existing Grant Funds- Please see the attachment of the Drawdown demonstrating that more than 70 % has been drawn down.

4. There are no named Contractors and Subrecipients