

**NARRATIVE INFORMATION SHEET for the EPA BROWNFIELD CLEANUP GRANT**

**1. Applicant Identification:**

Family Services, Inc.  
29 North Hamilton Street  
Poughkeepsie, NY 12601

**2. Funding Requested:**

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$4,970,806.00

**3. Location:**

- a. City of Poughkeepsie
- b. County of Dutchess
- c. State of New York

**4. Property Information:**

The project is for Family Services, Inc., 29 North Hamilton Street in Poughkeepsie, New York. The target area affected by this project includes census tract 2202.01, block group 1, and census tract 2203, block group 3, in the City of Poughkeepsie, Dutchess County, NY. This area is a 5-block radius from North Hamilton Street in the West to Bement Avenue in the East, Thompson Street in the North, and Mill Street to the South.

**5. Contact:** Project Director & Chief Executive

Natalie Borquist, Chief Administrative Officer  
(845) 797-7525 (cell)  
[nborquist@familyservicesny.org](mailto:nborquist@familyservicesny.org)

**6. Population of Poughkeepsie, NY: 31,577**

<b>7. Other Factors</b>	<b>Page #</b>
Family Services' secured commitments will facilitate completion of the project.	11
The proposed site is contiguous to Fall Kill Creek on its southeastern boundary.	2
The proposed site is in a federally designated flood plain.	6
Renovation at the target site will incorporate energy efficiency measures.	2
The proposed project will improve local climate adaptation/mitigation capacity.	3

**8. A Letter from the State Environmental Authority** The New York Department of Environmental Conservation (NYDEC) has provided a letter stating that the Site is not eligible for its voluntary response program. *(See Attachment III)*

**9. Releasing Copies of Applications**

Not Applicable; the application does not contain confidential, privileged, or sensitive information.

**NARRATIVE INFORMATION**



## 1. PROJECT DESCRIPTION AND PLANS FOR REVITALIZATION

### a. Target Area and Brownfields

**i. Overview of Brownfield Challenges and Description of the Target Area.** The 144-year-old nonprofit Family Services, Inc. is applying for a cleanup grant to abate asbestos at the Family Partnership Center (FPC) located at 29 North Hamilton Street in Poughkeepsie, New York. Family Services has occupied the target site since 1997. The two-building complex is home to 20 mission-aligned health and human service agencies that help people improve their lives and build a safer and more vital Hudson Valley. Family Services is in the Mid-Hudson Economic Redevelopment region in the heart of the Downtown Revitalization and Innovation Zones on the boundary of the Central Business District and the Middle Main District. FPC is located on Fall Kill Creek, which flows westward into the Hudson River. The Creek had become a dumping ground that posed a public health hazard before multiple regional partners collaborated to reclaim the waterfront greenspace for public use. This small post-industrial city on the Hudson River has received nearly \$1.5 billion to clean up 33 environmentally contaminated sites over the past six years, including four brownfield sites at the Schatz Federal Bearings Corporation, Crannell Square, the Poughkeepsie Water Street Manufactured Gas Plant, and the Southern Waterfront Brownfield Redevelopment Site on the Hudson River.

**ii. Description of the Proposed Brownfield Site.** The target site is a 110-year-old building complex located on a 4.5-acre green space on the shores of Fall Kill Creek. Before its purchase by Family Services in 1997, the building was formerly used as a Catholic and a Public High School. The target area spans 130,000 square feet and consists of two attached buildings that house Family Services and 20 public and private human service organizations. The proposed project aims to renovate and revitalize the buildings while preserving the crucial services provided by the Family Partnership Center to the underserved residents of Poughkeepsie. These services include food and housing support, affordable medical, dental, mental health, crisis intervention services, and education, recreation, and enrichment programs. To achieve their goals for restoring and revitalizing this historic building, Family Services is undertaking a multi-year Capital Campaign called "Standing Strong. Standing Together." The Campaign ensures that the Family Partnership Center meets current building standards for protecting occupant health and safety. The Campaign's objectives include covering the cost of comprehensive building renovations, increasing energy efficiency, reducing operating expenses and emissions, and promoting resilience, aesthetic enjoyment, and community pride while preparing the vulnerable Family Partnership community for the impacts of climate change.

Building improvements include gymnasium and auditorium renovations, brick pointing, an air-lock entryway, new roofing, windows, mechanical systems, kitchen appliances, and bathrooms. Following abatement, 73% of flooring and 51% of ceilings will be replaced with asbestos-free materials. Because the Family Partnership Center is nearly fully





occupied, the restoration budget also includes an allowance for moving expenses and temporary facilities for Family Partnership Center tenants.

## b. Revitalization of the Target Area

**i. Reuse Strategy and Alignment with Revitalization Plans.** In 2022, the City of Poughkeepsie launched a comprehensive revitalization plan for the community called [PK4Keeps](#). This program aims to make the community more resilient, engaged, and loved by implementing long-term strategies for creating a more sustainable, equitable, and dynamic city where all citizens benefit from the city's assets and opportunities. FPC's services align with the city's goals to enhance the quality of life for all residents by increasing access to affordable housing and strengthening civic and commercial vitality. Family Services' asbestos abatement and building revitalization initiative is also consistent with PK4Keeps, the Poughkeepsie City Center Revitalization Plan ([PCCRP](#)), and New York State's [Climate Smart Communities Program](#) objectives, which are to build safe and healthy communities and promote green economic development, local climate action, and equity.

**ii. Outcome and Benefits of the Reuse Strategy.** Family Services' Brownfield Cleanup Project aims to ensure that FPC continues serving the needs of Poughkeepsie's most vulnerable people. The project will help stimulate economic development by protecting 68 high-quality jobs in Dutchess County and 146 high-quality jobs across New York while increasing local access to *affordable essential services*. Restoring this valuable asset will also help increase property values, promote business development, and improve local climate resilience by incorporating green space, green infrastructure, and resilience planning. Refurbishing existing buildings can reduce a project's carbon footprint by up to 50% because construction materials are responsible for 11% of the world's carbon emissions and, therefore, can play an essential role in reducing the impacts of climate change. Before many of the renovations can begin, asbestos abatement is necessary to ensure the building meets safety standards, promotes public health, and fully utilizes the community services housed within this aging historic facility. Once the contaminated areas are remediated, adjacent property values will likely increase, attracting investment to the surrounding area. Brownfield reuse typically increases property tax revenues for local governments and provides additional income for public services, infrastructure, and community development. Brownfield's redevelopment also attracts new businesses, stimulating economic growth.

## c. Strategy for Leveraging Resources

**i. Resources Needed for Site Characterization.** A Site Assessment has identified and quantified hazardous building materials that require abatement. (*See Attachment III*)

**iii. Resources Needed for Site Remediation and Reuse.** To date, Family Services' Capital Campaign has raised more than **\$8.5 million** in grants and contributions, including 1) Dutchess County Agency Partnership Grants (\$750,000.00 and \$523,000.00), 2) the State of New York



Main Street Program Grants (\$490,000.00 and \$422,576.00), and 3) Federal Congressionally Directed Spending Grant (\$1,200,000.00), and Community Redevelopment Agency Grant (\$100,000.00). The balance was raised from foundation, corporate, and individual donations, which continue to grow. Additionally, Family Services has pending funding commitments totaling **\$1.75 million** from Federal Congressional Directed Spending, New York State Legislative Initiatives, and Consolidated Funding Applications. According to a [2019 Study](#) conducted by the Benjamin Center, “The average Social Return on Investment for the FPC is \$72 for every \$1 spent.” In addition to this positive economic impact, the proposed asbestos abatement and restoration project will maintain FPC’s essential services in their well-established location, supporting a continuum of care for Poughkeepsie’s underserved residents.

To complete the proposed asbestos abatement project, Family Services must raise **\$4,970,806.00**. (See Attachment VI – Budget Detail)

#### iv. Use of Existing Infrastructure

Family Services will reuse existing infrastructure.

- d. **Resources Needed for Site Characterization, Remediation, and Reuse.** Family Services has secured the resources needed for site assessment and cost estimates, full testing and estimating will be completed by June 2024; asbestos removal and remediation, a staged abatement and renovation plan for occupied space will be completed by June 2024; and renovation and reuse, which will be completed by August 2028.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### a. Community Need

**ii. Community Need for Funding.** The Family Partnership Center has been undergoing renovations and upgrades for several years. However, due to the high cost of asbestos abatement, Family Services has previously opted to encapsulate asbestos to save money for its community programs. Because this could pose a risk to human and environmental health over the long-term, Family Services aims to secure funding to *abate all asbestos* and create a safe and healthy environment for the 70,000 individuals who benefit from services at the Family Partnership Center annually. The EPA Cleanup Grant will enable Family Services to undertake this environmental remediation. Family Services’ Capital Campaign will fund the subsequent redevelopment of the Center. Poughkeepsie has a median household income of \$48,805, significantly lower than the state's median income of \$75,157. Shockingly, 18.8% of the population lives in poverty, and the majority of those living in poverty are children under the age of 18 who reside in single-mother households, according to the [American Community Survey](#). The EPA cleanup grant is crucial to closing the funding gap and creating a safe and healthy environment for those most in need.





	Poughkeepsie	New York	United States
Poverty Rate	18.8%	14.3%	11.5%
Median Household Income	\$48,085.00	\$75,157.00	\$69,021.00
Per Capita Income	\$39,364.00	\$43,208.00	\$37,638.00
Source: censusreporter.org and census.gov/quickfacts			

**ii. Threats to Sensitive Populations.** Family Services was established to serve Poughkeepsie's most vulnerable residents. Their programs are designed to benefit underserved groups, including people of color, those with low income and education levels, those who are linguistically isolated, those over the age of 65 and under the age of 5, pregnant women, veterans, and individuals with disabilities. These groups are most at risk from the harmful effects of environmental toxins, which can cause congenital disabilities, developmental issues, and preterm births. Due to their developing bodies and behaviors, children are more vulnerable to contaminants, which can lead to respiratory problems, developmental delays, and learning disabilities. Poughkeepsie's minority and low-income communities are disproportionately affected by exposure to environmental hazards because they often lack access to healthcare to mitigate exposure risks. Additionally, Poughkeepsie's older residents and those with pre-existing conditions are more susceptible to the adverse effects of environmental pollution.

**(1) Health or Welfare of Sensitive Populations.** Poughkeepsie's economic disparity and environmental contamination have had a severe impact on its marginalized communities, leading to a heavier social and financial burden. This has resulted in higher rates of crime, substance abuse, unemployment, reliance on public assistance, and depression in the affected areas of the city. The cycle of hardship created by environmental contamination is difficult to break. According to the EPA's [EJScreen](#) Community Report, over 20% of the population in Poughkeepsie's contaminated areas report symptoms of depression compared to 11.7% of the citywide population. Additionally, 40% of the affected population relies on public assistance compared to 15% citywide, while more than 50% depend on Supplemental Nutritional Assistance (SNAP) benefits compared to 30% citywide, and over 30% in contaminated areas lack health insurance compared to 15% citywide. Poughkeepsie's public safety ranks in the 14th percentile, which means that 86% of American cities are safer than Poughkeepsie, New York.

**(2) Greater Incidence of Disease and Adverse Health Conditions.** Research by the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) reveals that Poughkeepsie faces multiple threats to human health from environmental contamination. These threats include pollution threats to air and drinking water and exposure to toxic brownfields. Any one of these sources could cause harm to the community, but their combined effects could result in even more significant cumulative damage. The State Health Department reports that **one in ten children in Poughkeepsie have elevated lead levels in their**







**blood** due to the city's aging water infrastructure. According to the [Centers for Disease Control](#) (CDC), life expectancy is lower for Poughkeepsie's residents because of higher-than-average rates of cancer, heart disease, and asthma. An Assessment by the Dutchess County Department of Behavioral and Community Health confirms that higher risks for cancer, heart disease, chronic respiratory disease, and asthma burden county residents.

### (3) Environmental Injustice

(a) **Identifying Environmental Injustice.** Environmental Advocates of New York reports that Poughkeepsie's environmental contamination policies reflect "worst practices" that exacerbate environmental injustices that harm vulnerable communities. According to the EPA's EJ Screen, the target area is a Justice40 and EPA IRA Disadvantaged Community. EJ Screen identified non-air attainment, impaired waters, elevated flood risks, and 33 EPA-reported sites, including Superfund sites, Brownfield sites, water discharge sites, air pollution sites, and toxic release sites. The EJ Screen report shows significant health risks to vulnerable populations in the target zone. The report highlighted a higher incidence of health risks for a population that comprises 67% of people of color, 45% of people with low income, 15% of people with less than a high school education, an 8% unemployment rate, and 6% of households with limited English proficiency. The Climate and the Economic Justice Screening Tool (CEJST) confirmed elevated risks in **six of eight** burden thresholds from flooding, lead paint, and wastewater. CEJST revealed higher stakes in the target zone from asthma, persistent poverty, high housing and energy costs, and a lack of workforce development. According to the U.S. Department of Agriculture's Food Access Research Atlas (FARA), the target area is also a food desert. According to the New York State Energy Plan, Poughkeepsie's low-income communities and communities of color have historically been overburdened by pollution. The region's worst polluters include IBM, the Conklin Corporation, Philips Semi-conductors, Marco, Schatz Manufacturing, Dynegy's Roseton Power Plant, the Sand Dock Road Incinerator, and emissions from landfill gas and traffic. Two hundred miles of the Hudson River is designated an EPA Superfund Site due to contamination caused by General Electric, Effron Oil, the Clint Point Quarry, Ashby Fuel, stormwater discharges, and runoff from municipal sewage treatment plants, industry, and agriculture.

ii. (b) **Advancing Environmental Justice.** The vision of Family Services is to help build stronger and safer communities where everyone has the opportunity to live their best lives. They empower vulnerable communities through their intersectional approach. The Family Partnership Center offers various preventative services in one place, making them more accessible to Poughkeepsie's underserved. While the FPC is underutilized and contaminated, Family Services is committed to promoting environmental justice by ensuring that everyone has an equal voice in developing





and implementing their cleanup plan, regardless of their race, color, national origin, or income. This will ensure that the FPC continues to significantly contribute to the community's growth, job creation, public health, safety, and equity.

**b. Community Engagement**

**i. Project Involvement.** Family Services' efforts to ensure the meaningful involvement of local stakeholders will ensure that the cleanup and reuse of the target site are conducted in a manner that benefits the community and is in line with its needs, priorities, and aspirations. Collaboration among these stakeholders is vital to the project's success and the community's long-term well-being.

<b>ii. Project Roles</b>		
<b>Name of Organization</b>	<b>Point of Contact</b>	<b>Role in Project</b>
Family Services, Inc.	Natalie Borquist nborquist@familyservicesny.org	Nonprofit Administrator
Family Services, Inc.	Tamer Janakat tjanakat@familyservicesny.org	Operations Manager
Alten Project Solutions	J.C. Alten altenjc@gmail.com	Project Management Consultant
Environmental Maintenance Contractors	Allan Ciriaco aciriaco@enviromain.com	Remediation Oversight
NYS Department of Environmental Conservation	Karen Diligent Karen.diligent@decny.gov	Brownfield Consultant
New Jersey Institute of Technology	Cailyn Bruno Cailyn.l.bruno@njit.edu	Brownfield Consultant
City of Poughkeepsie Department of Building	Robert O'Shea roshea@cityofpoughkeepsie.com	Permitting & Inspections

**iii. Incorporating Community Input.** Family Services has a long history of providing comprehensive services to Poughkeepsie’s most vulnerable populations. Their nonprofit was established in 1897, and they have occupied the target site at the Family Partnership Center since 1997. Family Services’ well-established in-person and virtual communication channels will allow tenants and stakeholders to ask questions, express concerns, and provide feedback on the asbestos abatement and restoration project. Family Services engaged stakeholders and the community at a public Zoom meeting held on October 30, 2023, to discuss the proposed project, foster trust, and ensure alignment with community needs. *(See Attachment VI)*

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

**a. Proposed Cleanup Plan.** Family Services' Brownfield Cleanup Project will include removing asbestos-containing materials (ACMs), including floor tiles, glue dabs for ceiling tiles, caulking, and pipe wraps. While asbestos encapsulation may be appropriate in certain situations, complete abatement is considered safer and more reliable, particularly in flood-





prone areas like the Family Partnership Center. Floodwaters can penetrate encapsulated materials, causing ACMs to deteriorate and release asbestos fibers into surrounding areas, posing a threat to the environment and public health. Abatement removes the risk of future releases, protects public and environmental health, and eliminates Family Services' exposure to long-term liability. FPC's asbestos abatement will be conducted by qualified professionals following all applicable laws and regulations to ensure safe and effective removal. Comprehensive testing will be completed **on or before June 2024** to inform the project's scope, design, and budget.

**b. Description of Tasks, Activities, and Outputs**

<b>Task 1: Project Management</b>
Family Services' Chief Administrative Officer, Natalie Borquist; Operations Manager, Tamer Janakat; and Project Management Consultant, J.C. Alten, and will be responsible for the overall execution and management of the Asbestos Abatement Project; tracking project tasks, schedule, and budget, procuring and overseeing the cleanup contractor, and reporting on project activities and accomplishments to stakeholders. The leadership team will handle all reporting activities and develop a Final Cleanup Report to document all project activities.
<b>Anticipated Project Schedule:</b> August 2024 to August 2028, or sooner.
<b>Outputs:</b> 16 Quarterly Reports, 4 Federal Financial Reports, 1 Final Cleanup Report.
<b>Task 2: Community Outreach</b>
Family Services will work closely with the FPC community and their larger community and conduct annual meetings at critical milestones in this project. Family Services will communicate about the project via local news outlets and electronic media.
<b>Schedule:</b> August 2024 to August 2028, with a kickoff meeting in August 2024 before the start of the cleanup and at the end of the cleanup in August 2028 or sooner. Status update meetings will be held annually.
<b>Outputs:</b> 1 Public Involvement Plan (PIP), 4 Community Meetings, 12 press releases or newspaper or web articles.
<b>Task 3: Cleanup Planning</b> Activities will include finalizing the ABCA document to include obtaining review and approval from the NYDEC and EPA, completing confirmation sampling by June 2024, finalizing the staged cleanup plan, negotiating and receiving the necessary regulatory support, and preparing bid documents for the solicitation of cleanup contractors.
<b>Schedule:</b> November 2023 to June 2024
<b>Outputs:</b> 1 ABCA, 1 of Set Confirmation Samples, 1 Set of Bid Documents
<b>Task 4: Site Cleanup</b> Family Services will use most of the grant funds for site cleanup. Family Services will procure a remediation contractor. Site cleanup activities are to be performed as described and following the cleanup plans developed under Task 3. The remediation contractor will work with the DEC to ensure the cleanup meets the State of New York standards.
<b>Schedule:</b> August 2024 to August 2028, or sooner.







**Outputs:** Family Services’ Outputs will include the Site Assessment Report, Cleanup Plans, Community Involvement Plans, ABCAs, Asbestos Abatement Plan, and Air Quality Monitoring and Testing (See Attachment IV) as evidenced by 1 Certificate of Completion, 1 No Further Determination by the DEC.

<b>c. Cost Estimates for Asbestos Remediation at the Family Partnership Center</b>						
Budget Categories		Project Tasks (\$)				
		Task 1 Management	Task 2 Community Outreach	Task 3 Cleanup Planning	Task 4 Site Cleanup	TOTAL
Direct Cost	Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Travel	\$6,560.00	\$0.00	\$0.00	\$0.00	\$6,560.00
	Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Contractual	\$0.00	\$4,000.00	\$40,500.00	\$0.00	\$44,500.00
	Construction	\$0.00	\$0.00	\$0.00	\$4,877,746.00	\$4,877,746.00
	Other Logistics	\$40,000.00	\$2,000.00	\$0.00	\$0.00	\$42,000.00
<b>Total Direct Costs</b>		<b>\$46,560.00</b>	<b>\$6,000.00</b>	<b>\$40,500.00</b>	<b>\$4,877,746.00</b>	<b>\$4,970,806.00</b>
Indirect Costs		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Budget</b>		<b>\$46,560.00</b>	<b>\$6,000.00</b>	<b>\$40,500.00</b>	<b>\$4,877,746.00</b>	<b>\$4,970,806.00</b>

*(See Attachment VII – Budget Detail)*

**Task 1. Management (\$46,560.00).** Grantee training will include the attendance of one Family Services representative at four regional or national Brownfield conferences. The budget consists of airfare, one person at four conferences @ \$400.00 per trip (\$1,600.00); parking/mileage/taxi \$120.00 @ four trips (\$480.00); lodging one person @ \$220.00 each night for four days and four trips (\$3,520.00); and per diem of \$60.00 each day for one person and four trips (\$960.00), for a total cost of \$6,560.00. Family Services’ administration will oversee procurement, financial management, quarterly reporting, and additional programmatic duties throughout the grant (\$20,000.00 @ \$5,000.00 per year). The Benjamin Center will prepare a “Social Return on Investment & Economic Impact Study” after the Brownfield Cleanup Project (\$20,000.00).

**Task 2. Community Outreach (\$6,000.00).** Family Services in-kind contributions (supplies/notices, 1 staff member @ \$1,000.00). The environmental contractor will prepare visual presentations of progress reports and attend all meetings to discuss project procedures and answer technical questions (\$4,000.00). Family Services will assist in this task by developing a Community Education & Outreach Plan and attending all meetings (\$2,000.00).





**Task 3. Cleanup Planning (\$40,500.00).** This task includes completing the final ABCA, QAPP, Health and Safety Plan, Remedial Action Plan, Bid Documents/Specifications, obtaining required permits, coordinating with state and federal regulatory agencies, specifications, and bid documents to select the abatement contractor.

**Task 4. Site Cleanup (\$4,877,746.00).** This task is for anticipated contractor costs for removing and disposing of asbestos-containing materials. The Family Services Capital Campaign will cover restoration costs. This task will also include professional oversight of the selected abatement contractor by our selected environmental consultant and air monitoring and asbestos clearance sampling cleanup report. Additionally, Family Services will provide support services and management as an in-kind contribution.

**a. Plan to Measure and Evaluate Results.** Family Services will contract the Benjamin Center to objectively measure and evaluate the Social Return on Investment (SROI) and Economic Impact of their Brownfield Cleanup and Restoration Project. This will allow them to make data-informed decisions and demonstrate the project's value to stakeholders and the community. Using the U.S. Department of Commerce's Bureau of Economic Analysis Regional Input-Output Modeling System (RIMS II), the Benjamin Center will weigh the economic impact of every dollar spent on local and state economies. *(See Attachment IX)*

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capacity.** Family Services, Inc. is one of the longest-serving nonprofits in the United States. Their Family Partnership Center (FPC) offers essential services to families and individuals in need. Partner services include primary medical, dental, and mental health care, crisis intervention services, food security, nutrition, housing support, community education, recreation, and enrichment. With 20 tenants providing 48 different services *under one roof*, serving 70,000 clients with 110,000 contacts annually, the Family Partnership Center has become an indispensable community resource.

**ii. Organizational Structure.** Family Services, Inc. is a 501(c)3 nonprofit corporation established in the State of New York in 1879. *(See Attachment I)*

**iii. Description of Key Staff.** Chief Administrative Officer (CAO) Natalie Borquist will lead the project. She has nearly **25 years** of experience in nonprofit fiscal management. Under her leadership, Family Services' fiscal team is responsible for over 50 government funding contracts totaling over **\$13 million**. Each contract is thoroughly reviewed and monitored for compliance and timely implementation. Tamer Janakat, Family Services' Director of Operations, brings considerable experience in facilities management and capital improvements to this project. He will be responsible for the day-to-day organization and supervision of project components. *(See Attachment VIII)*

**i. Acquiring Additional Resources.** Family Services' Capital Campaign has raised **\$8.5 million** for building restoration following asbestos abatement in the 130,000-square-foot Family Partnership Center from public and private sources. They must raise an additional **\$4,970,866.00** to complete the asbestos cleanup project.





**a. Past Performance and Accomplishments.** Fundraising is essential to Family Services’ operating and capital improvement budgets. They have received over **\$2.8 million** in capital improvement grants since 2019, as outlined below, with an additional **\$1 million pending** approval from the U.S. Senate Subcommittee. In 2022 alone, they received more than **\$5.5 million** in programming support from Federal sources.

**ii. Past Grants.** Family Services has not received an EPA Brownfield Grant but has received other federal and non-federal assistance agreements. Three state and federal grant awards for building improvements are outlined below. *(See Attachment VIII)*

<b>Family Services, Inc. Capital Projects Grants</b>					
#	Agency	Program/Purpose	Grant	Award	Closed
1	New York State Homes and Community Renewal Housing Trust Fund Corporation	New York Main Street (NYMS) <i>Building Renovations</i>	\$490,000.00	2019	Anticipated 2023
2	New York State Office of Parks & Recreation	New York Main Street (NYMS) <i>Building Renovations</i>	\$422,576.00	2021	2021
3	Dutchess County, New York	Agency Partnership Grant (APG) <i>Building Renovations</i>	\$750,000.00	2022	Anticipated 2023
4	Health & Human Services Congressionally Directed Spending	Community Project Spending <i>Building Renovations</i>	\$1,200,000.00	2022	Anticipated 2024
<b>Capital Projects Grants</b>			<b>\$2,862,576.00</b>	<b>TOTAL</b>	

**5. Leveraging**

<b>a. Leveraging that will Materialize During the Brownfield Grant</b>		
AGENCY	PROGRAM	AWARD
U.S. Congressional Subcommittee	Discretionary Grant for Building Restoration	\$1,000,000.00
<b>TOTAL</b>		<b>\$1,000,000.00</b>

**b. Leveraging that will Materialize After the Brownfield Grant.** Fundraising is an ongoing part of Family Services’ Capital Campaign and Operating Budget.

**6. Confidential Business Information**

Family Services has not included confidential business information in the application.



## THRESHOLD CRITERIA

### **1. Applicant Eligibility**

Family Services, Inc. is a 501(c)3. (*Attachment I*)

### **2. Previously Awarded Cleanup Grants**

Family Services, Inc. affirms that the proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

### **3. Expenditure of Existing Multipurpose Grant Funds**

Family Services, Inc. affirms it does not have an open EPA Brownfields Multipurpose Grant.

### **4. Site Ownership**

Family Services, Inc. holds title and is the sole owner of the property identified for this cleanup proposal. Family Services has owned the property since 1979, purchased from the Archbishop Priory of New York. Family Services will retain sole ownership of this property throughout the performance period of the grant for completion of all grant activities. (*Attachment II*)

### **5. Basic Site Information**

- a) Name: The Family Partnership Center
- b) Address: 29 North Hamilton Street, Poughkeepsie, NY 12601
- c) Current Owner: Family Services, Inc. (the Applicant)

### **6. Status and History of Contamination at the Site**

- a) The site is contaminated with hazardous substances
- b) The site has been home to Family Services, Inc. administrative offices and 20 health and human services organizations at the Family Partnership Center since 1979.
- c) Environmental concerns include elevated levels of asbestos in floor tiles and adhesives, ceiling tiles and glue dabs, piping insulation, insulation, joint compounds, caulking, cove base adhesives, boiler insulation, and duct insulation.
- d) The building is contaminated due to the historical use of building materials that contain substances that are now known to cause cancer, congenital disabilities, and a myriad of other health problems. Contaminants include asbestos-containing materials (ACMs) throughout the building complex. The building is nearly fully occupied, with no significant roof leaks.

### **7. Brownfield Site Definition**

Family Services, Inc. affirms that the site meets the definition of a brownfield site and is NOT:

- a) Listed or proposed for listing on the National Priorities List,
- b) Subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA or
- c) Subject to the jurisdiction, custody, or control of the United States Government.

**8. Environmental Assessment Required for Cleanup Grant Application**

A Preliminary Asbestos Inspection Report was prepared by a qualified environmental professional in accordance with current ASTM E1903-19 Standards and was completed on November 2, 2023. The assessment focused on asbestos concerns. (*Attachment III*)

**9. Site Characterization**

a. N/A

b. N/A

c. i. A current letter from the State of New York Department of Environmental Conservation (DEC) states that the target site at the Family Partnership Center is not eligible to be enrolled in the State voluntary response program because the sole type of contamination is asbestos-containing building materials. (*Attachment IV*)

ii. Environmental Maintenance Contractors confirms in their attached Preliminary Asbestos Inspection Report confirms there is a sufficient level of site characterization from their site assessment performed to date for remediation work to begin on the site, pending completion of testing on or before June 2024.

**10. Enforcement of Other Actions**

Family Services, Inc. affirms that there are known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

**11. Sites Requiring a Property-Specific Determination**

The subject site does not require a property-specific determination.

**12. Threshold Criteria Related to CERCLA/Petroleum Liability**

a. Property Ownership Eligibility – Hazardous Substance Sites

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY.

(1) Publicly Owned Sites Acquired Before January 11, 2002

(a) The City of Poughkeepsie constructed the building in 1913 and occupied it as a Public High School until 1958.

(b) In 1958, the City of Poughkeepsie sold the property to the Archbishop Priory of New York, who occupied it as a Catholic High School until 1994.

(c) The building sat empty until it was purchased by Family Services, Inc. in 1997, who have occupied it continuously with their administrative offices and 20 Family Partnership Center tenants.

(d) The installation of hazardous building materials occurred before Family Services acquired the property.

(e) Family Services affirms that they have not caused or contributed to any release of hazardous substances at the site.

(f) Family Services has not knowingly arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.



**13. Cleanup Authority and Oversight Structure**

- a. Family Services will comply with all applicable federal and state laws and ensure that the cleanup project protects human health and the environment. Family Services does not plan to enroll in a state response program as asbestos-containing building materials are not subject to state oversight. Family Services Chief Executive Natalie Borquist, Operations Manager Tamer Janakat, and Project Manager J.C. Alten will oversee and manage the overall cleanup project. Additional technical expertise and assistance will be acquired by procuring a qualified environmental professional and licensed abatement contractor(s) before beginning cleanup activities. Family Services' procurement includes a Request for Proposals published in the local newspaper and on the nonprofit's website. The responses will be thoroughly reviewed based on predetermined criteria to select the most qualified firm(s) and to ensure fair and open competition. Local, Women-Owned, and Minority firms will be encouraged to apply.
- b. Access to adjacent properties is not required to conduct cleanup activities; however, if it is determined that access is needed, Family Services will work with adjoining property owners to obtain access.

**14. Community Notification**

- a. Draft Analysis of Brownfield Cleanup Alternatives (ABCA)
- b. Community Notification Advertisement  
On October 23, 2023, Family published the Meeting Notice through internal communications and on their website to inform the Family Partnership Community and the public of its intent to apply to the United States Environmental Protection Agency for a grant to clean up the Family Partnership Center located at 29 North Hamilton Street, in Poughkeepsie, New York. This Notice informed the public of the availability of the draft ABCA and grant application for review and invited them to comment on the documents.
- c. The Public Meeting was conducted via Zoom on October 30, 2023.  
Draft ABCA (*Attachment V*)  
Website Ad, Affidavit, and Meeting Notes & Attendance (*Attached VI*) With questions asked and responses given.

**15. Contractor and Named Sub-recipients**

Contractors – N/A. A contractor has not been procured.  
Sub-recipients – N/A. There are no sub-recipients.



## Homes and Community Renewal

Housing  
Trust Fund  
Corporation

**ANDREW M. CUOMO**  
Governor

**RUTHANNE VISNAUSKAS**  
Commissioner/CEO

December 19, 2019

Mr. Brian Doyle  
CEO  
Family Services, Inc.  
29 North Hamilton Street  
Poughkeepsie, New York 12601

Re: New York Main Street (NYMS)  
SHARS ID # 20190247  
REDC CFA # 92178

Dear Mr. Doyle:

Congratulations. On behalf of Governor Andrew Cuomo and the Housing Trust Fund Corporation (HTFC), it is my pleasure to inform you that Family Services, Inc. has been awarded \$490,000 in New York Main Street (NYMS) Program funds as part of the 2019 Regional Economic Development Council (REDC) Consolidated Funding Application (CFA) round.

In 2011, Governor Cuomo launched the Regional Economic Development Councils and the Consolidated Funding Application (CFA) to provide each region with the tools to create and implement their own roadmap for economic prosperity and job creation. This community-based model uses local assets to drive local economic growth and has resulted in unprecedented partnerships and collaboration that are building a reinvigorated economy.

After eight successful rounds, the 2019 CFA made over \$750 million in economic development resources available from over thirty programs across ten state agencies. The programs provide resources for projects focused on community development and job creation, tourism, waterfront revitalization, energy and environmental improvements, sustainability, and low-cost financing. NYS Homes & Community Renewal is proud to have contributed \$26 million to this year's Consolidated Funding Application.

Our agency will contact you shortly to outline the procedures necessary to advance the NYMS award, and satisfy the conditions of the grant agreement. Please be advised that no work can be performed, nor any cost incurred, prior to the execution of the grant agreement and approval of all required environmental review materials. HTFC reserves the right to rescind an award and deobligate funds for projects unable to satisfy all requirements.

If you applied for funding from other programs or other State agencies, you will receive information from those programs/agencies separately.

Congratulations again. We look forward to working with you on the implementation of this and other important community development projects in your community. Should you have any questions in the interim, please contact Patricia O'Reilly at (315) 478-7179 extension 205.

Sincerely,



RuthAnne Visnauskas  
Commissioner/CEO

cc: Crystal Loffler, Deputy Commissioner, Office of Community Renewal