



**67 Main Street, Suite 300
Saranac Lake, NY 12983**



518.891.5523 (office)



Aedconline.com

NARRATIVE INFORMATION SHEET

1. Applicant Identification:

Adirondack Economic Development Corporation (AEDC)
67 Main Street
Suite 300
Saranac Lake, NY 12983

2. Website URL

<https://www.aedconline.com>

3. Funding Requested:

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

4. Location:

Municipalities throughout 14 County Region:

- a) No City
- b) See 14 Counties (Clinton, Fulton, Jefferson, Oswego, Warren, Essex, Hamilton, Lewis, Saratoga, Washington, Franklin, Herkimer, Oneida, St. Lawrence.
- c) New York

5. Target Areas and Priority Site Information:

a) Village of Massena

Priority Brownfield Sites:

- JJ Newberry Building 28-30 Main Street, Massena, NY
- Creamery 37 Water Street, Massena, NY
- Diamond Creamery Company, 35 Center Street, Massena, NY
- Ball Coal Company, no address (44°56'06.3"N and Longitude 74°52'42.9"W)



ADIRONDACK ECONOMIC DEVELOPMENT CORPORATION



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b. Village of Malone

Priority Brownfield Sites:

- Salmon River Parcels, Malone, NY
 - JV&H Walsh Tannery (Latitude 44°50'52.6"N, Longitude 74°17'36.0"W) Malone, NY
 - Abandoned Wood Planning Mill – (Latitude 44°50'51.3"N and Longitude 74°17'35.3"W) Malone, NY
 - Abandoned Flour Mill, 40 Mill Street, Malone, NY
 - Mill Street Parcel Former Garage (Latitude 44°50'53.3"N, Longitude 74°17'34.1"W) Malone, NY
 - 343 West Main Street, Malone, NY

6. Contacts

a. Project Director:

Victoria Zinser Duley, AICP, CEcD, Executive Director
Adirondack Economic Development Corporation (AEDC)
67 Main Street
Suite 300
Saranac Lake, NY 12983

b. Chief Executive/Highest Ranking Official

Robert Aiken, Board Chair
Adirondack Economic Development Corporation (AEDC)
67 Main Street
Suite 300
Saranac Lake, NY 12983

7. Population:

Massena: 10,078

Malone: 5,755



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8. Other Factors

Other Factors Checklist	Page #
Community Population is 15,000 or less.	N/A
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, 3
The priority site(s) is in a federally designated flood plain.	2
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.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <u>Section 1.B.</u> for priority sites within the target areas.	N/A
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	N/A

9. Letter from State

Separate Attachment from the NYS Dept. of Environmental Conservation

10. 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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November 5, 2024

Victoria Duley, Executive Director
Adirondack Economic Development Corporation (AEDC)
67 Main Street
Suite 300
Saranac Lake, NY 12983

Dear Ms. Duley:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates on behalf of the Adirondack Economic Development Corporation, dated November 5, 2024, for a state acknowledgement letter for a Federal Year 2025 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Adirondack Economic Development Corporation plans to submit a Brownfield Community-Wide Assessment grant application for \$500,000. Focus of the funding will be to conduct Phase I and II Environmental Site Assessments at sites in the target areas of the Village of Massena and the Village of Malone. Known contamination includes petroleum, VOCs, SVOCs, metals, and asbestos. Funding will also be allocated for assessment of brownfield sites, associated planning activities, and community involvement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, the Adirondack Economic Development Corporation 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

Karen Diligent
Director, Bureau of Program Management

ec: A. Everett, USEPA Region 2
Y. DeJesus, USEPA Region 2
R. Mustico, DEC Albany
K. Duvall, DEC Region 5
D. Lisa, HRP Associates



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

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

The project geographic boundaries include 14 sparsely populated counties in northern New York State (NYS) totaling 16,696 square miles (mi²) occupied by 1,100,000 residents, stretching from the Canadian border south ~141 miles to the Mohawk River and east to west ~139 miles from Lake Champlain to Lake Erie, and includes the Adirondack Mountains in the central region. This diverse area has small population centers and former industrial regions in the southern areas along the Mohawk River, while the north is more sparsely populated, with numerous small towns and cities surrounding former industrial sites along rivers. Initially, the region's economy was dominated by the mining of iron, logging of the huge forest reserves and production of lumber. By the early 1900s along the region's waterways the region was thriving, with mining and manufacturing of paper, carpets, leather goods, metals and firearms. All of this changed, starting in the 1970s with globalization and the migration of industry seeking cheaper labor and production costs. The closing of mines, paper mills and manufacturing plants devastated many communities, since they were one-shop towns. Republic Steel closed its Moriah plant in 1971, which employed ~1,000 people at its peak, in a town of ~5,200. McIntyre Mine (titanium oxide mill) closed, eliminating hundreds of jobs. Paper mills closed, eliminating over a thousand jobs in small towns. The losses continued, and between 2006 and 2019, the region lost an additional ~8,000 jobs across all sectors. Manufacturing was hit particularly hard, with the closing of dozens of plants and a net loss of ~3,000 jobs. Most recently, after 140 years, Essity Paper in Glens Falls announced its closure, eliminating ~300 jobs. Utica Boiler announced it was closing its Utica facility, eliminating ~40 jobs, Remington Arms in neighboring Ilion closed, eliminating ~200 jobs and Alcoa and Massena eliminated ~750 jobs.

This former industrial region is left grappling with the spoils of an industrial past that have profound negative impacts on the region and its people. The landscape is littered with abandoned, collapsing buildings, blight, and downtowns with vacant storefronts. Evident are diminished incomes, emigration, deteriorating housing, and financial strain. The presence of brownfields has had several notable effects on the region. Economically, these contaminated sites have deterred investment and limited redevelopment opportunities, and adverse health and welfare issues are evident in the communities. This grant will provide critical funding and resources to assist the small towns to implement their vision to not only address legacy contamination, but also to remove blight, provide jobs, access to open space, and refurbish buildings for low to moderate-income apartments. The target areas (TAs) include:

Village of Massena, St. Lawrence County- 4.73 mi² village of ~10,078 residents located on the banks of the Grasse and Raquette Rivers and the shore of the St. Lawrence River in St Lawrence County, northern NY along the Canadian border.

Village of Malone, Franklin County – 3.2 mi² village occupied by ~5,755 residents located along the Salmon Rivier in Franklin County, ~10 miles south of the Canadian border.

1.a.ii Description of Priority Brownfield Sites

Village of Massena - From the 1800's through the mid 1900's numerous industrial mills along the Grasse River operated in food production, storage of coal, petroleum, smelting, metal fabrication, tanning, etc. Little information is available about brownfields due to the Village's disinvestment in these properties since the 1970s. These properties lie dormant and uninvestigated along the river and in central downtown populated areas. The unsecured abandoned buildings, and contaminants that may be present in these historic industrial-use properties, present a hazard to children and other residents of the downtown community and the river area. Petroleum, metals and volatile organic compounds (VOCs) may have impacted some of these sites; the unsecured buildings are vacant and likely to contain asbestos, encouraging derelict trespassing and unauthorized use. Priority sites include: *JJ Newberry Building - 28-30 Main St.*- 0.3-acre site including a vacant 33,000 ft² two-story building constructed in 1916 sits on a prominent corner of Main Street in the center of downtown. This vacant dilapidated property is in need of extensive repairs and is known to contain asbestos. It may have petroleum contamination from heating oil storage. Due to its central location, the site is a priority for assessment to prevent potential exposure to residents, particularly children who might be tempted to enter. Additionally, revitalizing this property could significantly boost downtown investment.

Creamery- 37 Water St - The site is a 0.27-acre unsecured area featuring a decaying, vacant building of 5,920 ft², located on the banks of the Grasse River. Constructed in the early 1900s, this building was originally used as a creamery and has been abandoned since the 1970s. The site is expected to be contaminated with asbestos and petroleum. This site is a priority within the downtown riverwalk and revitalization area. Redeveloping this site will significantly enhance the area by introducing a food processing facility, removing hazardous buildings, and ultimately improving the quality of life. These efforts will create new jobs contributing to the overall revitalization of this blighted area.

Diamond Creamery Co. - 35 Center St. – This unsecured 1.76-acre vacant land site is located on the northern bank of the Grasse River, adjacent to numerous residences. The property was used as an industrial creamery from the late 1800s through the mid-1900s, after which it was abandoned and the building eventually demolished. Historical industrial activities likely released petroleum, asbestos, and VOCs into the environment. The site has remained vacant since its abandonment and is perceived to be contaminated. It is a priority for assessment due to its prominent waterfront location and the potential risk it poses to nearby residents, especially children who might be tempted to play on the site.

Ball Coal Company – (Latitude 44°56'06.3"N and Longitude 74°52'42.9"W, *no address available*) – 3.99-acre currently vacant site on the Grasse River was used for coal and storage and distribution from the 1800's until the mid-1900's. These activities are likely to have contaminated the site with petroleum and coal. The site is a priority for assessment due to its prominent location on the waterfront and the potential risk it poses to nearby residents, especially children tempted to play onsite.

Village of Malone – has an industrial legacy dating back to the 1800s with numerous industrial facilities hugging the Salmon River. At least 5 brownfields occupying 33 acres including a landfill, manufactured gas plant, gasoline station and furniture stripper, exposing residents to asbestos, metals and solvents. Historical records note that numerous abandoned industrial properties are present along the Salmon River including a leather tannery, a wood planing mill, a flour mill and a garage with an underground gasoline tank. Priority sites include: *JV&H Walsh Tannery* (Latitude 44°50'52.6"N, Longitude 74°17'36.0"W, *no address available*)- This vacant 0.9-acre site is situated on the bank of the Salmon River, within a floodplain, in the center of the village's downtown area. It contains rubble from former factory buildings. The property was occupied by a large-scale tanning factory from the late 1800s through the 1970s and is now a blighted and hazardous parcel surrounded by residences. Environmental contamination at this site may include mineral spirits and heavy metals such as arsenic, chromium, and lead in the soil and groundwater. The site is a priority for assessment due to its prominent location on the Salmon River and its potential to be combined with adjacent parcels to create waterfront parklands along the river.

Abandoned Wood Planing Mill – (Latitude 44°50'51.3"N and Longitude 74°17'35.3"W) -This 0.28-acre abandoned parcel contains a 1,200 ft² dilapidated structure and lies along the banks of the Salmon River within a floodplain. The site operated as a planing mill from the early 1900s till the 1970s. Due to the industrial history of the site, the site is likely contaminated with petroleum, coal ash, and metals including cyanide and arsenic used in wood preservation. The site is a priority for assessment due to its prominent location on the Salmon River and its potential to be combined with adjacent parcels to create waterfront parklands along the river.

Abandoned Flour Mill- 40 Mill St. This 0.28-acre site, located within a floodplain, contains two dangerous, derelict industrial mill buildings totaling approximately 10,000 square feet. The buildings have crumbling brick walls and no roofs, posing a hazard to local residents. Originally a flour mill, the property may have had other industrial uses in the early to mid-1900s. The site likely contains contaminants such as petroleum fuels, coal residue, and possibly asbestos in the building materials. It is a priority for assessment due to its prominent location on the Salmon River waterfront and its potential to be combined with adjacent parcels to create waterfront parklands along the river.

Mill Street Parcel Former Garage (Latitude 44°50'53.3"N, Longitude 74°17'34.1"W, *no address available*) – This 0.42-acre vacant parcel lies along the bank of the Salmon River, within a floodplain. The property historically contained a large commercial/industrial repair garage with an underground gasoline storage tank. The building is no longer present, but the disposition of the abandoned underground gasoline storage tank and the potential for contamination presents a barrier to the re-use of this property as well as a potential hazard to local residents and the ecosystem along the river. Petroleum fuels and chemical degreasers were likely used, potentially resulting in spills that would have contaminated soil and groundwater. The site is a priority for

assessment and public reuse due to its prominent location on the river and its ability to be combined with adjacent parcels to create waterfront park.

Flanagan Hotel- 343 West Main St - This 0.67-acre site is occupied by a 20,000-square-foot hotel that has been vacant since 1997. The building has fallen into disrepair and was recently deemed a dangerous health and safety hazard and has been condemned by a structural engineer. Since becoming derelict, two people have died in the building, and the sidewalk around it has been closed due to falling bricks and failing asbestos siding. The site likely contains asbestos and petroleum contamination. This site is a priority due to the danger it poses to the downtown community and its potential for redevelopment into commercial business space, which could encourage investment in the surrounding area.

1.a.iii. Identifying Additional Sites

Adirondack Economic Development Corporation (AEDC) will conduct brownfield awareness training for community members (i.e., leaders/stakeholders and public) and complete public outreach throughout the region utilizing the partners listed in Section 2.b.i and ii. The training will educate community members on what a brownfield is, the needs and opportunities, and encourage community members to assist in identifying additional sites. Due to the area’s industrial legacy and lack of investment, we believe once the communities are educated numerous additional sites will be identified. AEDC will add to the list of brownfields identified in Section 1.a.ii. and will work with community members through public engagement to prioritize sites. Factors considered will be location in disadvantaged census tracts, presence of sensitive populations, redevelopment potential based on community goals, the ability to address needs of underserved communities, projected underserved benefit, removal of environmental contamination and addressing area-specific EJ40 issues.

1.b. Revitalization of the Target Areas

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

The proposed reuse strategies directly align with Malone and Massena Community Downtown Revitalization Initiative Plans developed with input from residents and community-based groups, including underserved populations. The communities supported the creation of downtown area parks and access to the Salmon and Grasse Rivers to improve quality of life and to provide an area where they can exercise, enjoy the river and gather for community events. In addition, the groups identified the need for affordable housing to improve quality of life and address health and welfare issues. Based on community input the following site reuses were identified:

Site	Revitalization Plan
Malone- JV&H Walsh Tannery, abandoned Wood Planning, 40 Mill St. abandoned Flour Mill, Mill Street parcel former garage.	Remove building rubble and adjoin the four noted parcels to create a riverfront park providing access to the waterfront, green space, and areas for residents to gather.
Malone-Flanagan Hotel, 343 West Main St.	Demolish the blighted and dangerous abandoned hotel and replace it with a multi-story downtown building providing street-level commercial-use space (creating employment opportunities) and multi-story affordable housing
Massena- 35 Center St. Diamond Creamery Company and Ball Coal Co.	Create riverfront parks to preserve, restore, and enhance the area’s use of the rivers for exercise, public gatherings and sporting and help to mitigate flooding with flood-resilient structures and construction methods.
Massena - JJ Newberry Building Project, 28-30 Main St.	Rehabilitate and repurpose this aged vacant commercial building in the center of downtown to provide commercial storefronts at the street level (creating jobs with new business spaces) and affordable housing in upper levels.
Massena - Creamery 37 Water St.	Rehabilitate this dangerous and unsecured abandoned building as food processing facility.

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

The projects will encourage investment by rehabilitating or demolishing almost 40,000 ft² of dilapidated buildings. This will create space for commercial businesses and residences which will provide jobs and create further investment. Additionally, the projects will create seven acres of new parks that will provide access to water. These parks will not only enhance the aesthetic appeal of the area but also offer recreational opportunities for residents, improving their quality of life, as well as attracting visitors and additional economic investment. The projects will incorporate green design features including energy efficiency equipment and renewable energy such as EV chargers, as well as flood-resilient features and increased stormwater capacity to reduce downstream flooding. The communities will receive several benefits including removal of blight and contaminants, healthier living conditions, increased tax revenue, jobs and increased investment. Specific site benefits include:

Sites	Outcomes and Benefits
Malone -(four riverfront properties) JV&H Walsh Tannery, Abandoned Wood Planning Mill, 40 Mill St. Abandoned Flour Mill and Mill Street Former Garage properties	The creation of a new park in downtown Malone will provide residents and visitors with water access and recreational opportunities, encouraging investment and greater interest in the area, thereby creating new jobs for downtown area restaurants and shops. By using green design and incorporating flood resilient features and increased stormwater capacity the potential for downstream flooding will be reduced.
Malone - Flanagan Hotel, 343 West Main St.	This project will remove a blighted and dangerous building in the center of the downtown revitalization area and provide a viable building pad with utility service and central road access for multi-story affordable housing construction. This will provide jobs, and by removing blight encourage further investment in the TA.
Massena - 35 Center St. Diamond Creamery Company and Ball Coal Company properties	The creation of over five acres of new parkland in downtown Massena will provide residents and visitors with water access and recreational opportunities, encouraging investment and greater interest in the area thereby creating new jobs for downtown area restaurants and shops. By using green design and incorporating flood resilient features and increased stormwater capacity the potential for downstream flooding will be reduced.
Massena - JJ Newberry, 28-30 Main Street	Remove blighted and dangerous buildings in the center of the downtown revitalization area and provide newly renovated affordable housing. New tenants will further support downtown business growth and new commercial businesses at the street level will bring jobs and provide a more enjoyable lifestyle in the downtown revitalization area.
Massena -Creamery 37 Water St	Rehabilitated building that will provide jobs and encourage investment in the neighborhood.

1.c. Strategy for Leveraging Resources

1.c.i Resources Needed for Site Reuse

Noted below are secured funding sources and funding sources for which the entries will need to submit applications (unsecured). The TAs do not have any funding available to complete site assessment/investigation/cleanup planning for the noted projects. Without the completion of the assessment/investigation/cleanup planning the projects will not move forward.

Target Area Projects	Funding Source	Purpose
SECURED FUNDING		
JJ Newberry building	NYS Downtown Revitalization Initiative	\$1.66M to rehabilitate building for commercial affordable housing
37 Water St.	NYS Downtown Revitalization Initiative	\$600k to rehabilitate building for food processing
UNSECURED FUNDING-NEED TO SUBMIT APPLICATION		
Downtown Malone and Massena Proposed Parks	New York State Office of Parks, Recreation and Historic Preservation	Grants can fund up to 75% of the costs to design and construct parks. Grants capped \$675,000.
	NYS Regional Economic Development Counsel	\$435 Million in State Grants available for Local Water Infrastructure Improvements
	NYS Homes and Community Renewal New York Main Street Program	Competitive funding on an annual basis for streetscape improvement
Malone Flanagan Hotel Massena JJ Newberry, 35 Water St and 37 Center St.	NYS Restore NY	Funding to demolition or rehabilitate buildings
Malone and Massena all projects	NYS Energy Research Development Agency	Grants for energy efficiency, EV Stations, and renewable energy installation will be used to finance charging stations and solar roof systems for park pavilions or shelters
Massena JJ Newberry, 35 Water St and 37 Center St.	NYSDEC Brownfields Cleanup Program Tax Credits	Tax Credits up to \$35M or 3X Site Remediation Cost

1.c.ii. Use of Existing Infrastructure

Each of the TAs are in developed areas that have existing infrastructure including roads, sidewalks, and utilities. Downtown Redevelopment Initiative Plans for Malone and Massena reported that Villages' stormwater, sewer, electricity and telecommunications are more than adequate to support existing businesses and population, as well as to accommodate significant growth. Presently, the public storm sewer system within the road rights-of-way collects storm runoff from the private developments and transfers drainage off-site. The creation of the parks within the TAs will require streetscape improvement funds for which will be sought from the NYS Homes and Community New York Main Street Program.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

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

The TAs, which are representative of the low income, small communities in the AEDC region, are economically stressed with extreme poverty rates (22.3% - Massena, 26.3% - Malone vs. 14% NYS) and population loss (Massena -42%, Malone -23% since 1990 vs. NYS 13% increase). Further, the per capita incomes are well below the NYS average of \$59,700: \$31,452 Massena and \$29,026 Village of Malone. Median home values are

significantly depressed: \$139,900 in Massena and \$184,600 in Malone vs. \$420,000 NYS and rental projections are not high enough to provide sufficient return on investment for unsubsidized new construction. These social and cost impacts have resulted in Massena and Malone having financially stressed property owners with property tax rates that are higher than the NYS average (\$16.26/\$1,000 Massena and \$24.00/\$1,000 Malone vs. NYS \$14/\$1,000 – NYS Office of Comptroller). The high degree of poverty creates a large demand for services that are not commensurate with the community’s available financial resources. Given the financial limitations of the local tax base and competing needs for basic services, the TAs are unable to identify and address brownfields without outside assistance and they rely on federal and state funding sources for assessment and remediation. Consequently, the TAs have suffered from disinvestment and the loss of tax base from abandoned properties for decades, making the financial viability of redevelopment challenging. Due to the lack of available funding, AEDC must take a leading role in overcoming environmental conditions to catalyze revitalization. This EPA grant will provide underserved communities with access to critical funding they would not otherwise have the capacity to apply for or manage on their own and will serve as the foundation for initiating a collaborative effort to identify and restore brownfields.

2.a.ii. Threats to Sensitive Populations

2.a.ii.(1) Health or Welfare of Sensitive Populations

EPA’s Environmental Justice Screening Tool (EJ Screen) was used to evaluate if sensitive populations are disproportionately exposed to brownfields. As noted in **Table 1**, the data paints a highly variable picture regarding the presence and welfare of sensitive populations within the TAs, including low-income individuals, unemployed individuals, people with less than high school education, children under 5, and people over 64.

Sensitive Population	Malone	Massena	NYS/USA
Low Income	52%	43%	28%/30%
Unemployment	2%	7%	6%/6%
<HS education	17%	11%	12%/11%
<5 Yrs. old	10%	4%	5%/5%
>64 Yrs. Old	21%	21%	17%/18%

In addition to the socioeconomic indicators noted in **Table 1**, the NYS Department of Health (NYSDOH) indicated the following health and welfare issues impacting sensitive populations who suffer disproportionately: **High Poverty** 22.2% Massena, 26.3% Malone vs. 13% NYS, US Census; **High school students dropped out-** 10 St. Lawrence Co., 7 Franklin Co. vs 4 NYS; **Suicide Mortality** per 100k- 10 St Lawrence Co., 12 Franklin Co. vs 8 NYS, NYSDOH.; **Teen Pregnancy** per 1k - 38.7 Malone, 24.2 Massena, 21.2 NY, NYSDOH; **Asthma-** 12.7 Malone. 12.1 Massena vs 10.9 NYS, EJScreen; **Households receiving food stamps-** 22% Massena, 26% Malone vs. 15% NYS, Statical Atlas; **Opioid Overdose** per 1k– 13.1 St Lawrence County 12.9 Franklin County vs 6.4 NYS, NYSDOH; **Lead Paint** -0.6 Malone vs 0.54 NYS, EJScreen; **Flood Risk** – 17% Massena, 14% Malone vs. 11% NYS, EJScreen; **Transportation Burden** – Malone and Massena both yes, EJScreen.

Exposure to brownfields and climate change has numerous health and welfare impacts on sensitive populations. Many of the elevated health and welfare issues (poverty, teen pregnancy, suicide, food insecurity, lead paint, etc.) can be attributed to the general poor living conditions in blighted areas and old housing stock (median date built, 1939). The elevated poor health conditions (asthma, low life expectancy, etc.) may be attributed to exposure to environmental contaminants (i.e., metal, VOC, etc.) in the area soil and groundwater. Addressing brownfields will reduce sensitive populations exposure to hazardous contaminants and blight. These improved conditions will provide a positive outlook for the community, due to the availability of 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.a.ii.(2) Greater than Normal Incidence of Disease and Adverse Health Conditions

Sensitive populations living in these TAs are at higher risk of disease and death, including low life expectancy, heart disease, asthma, cancer, and disabilities than people living in NYS and USA as noted in **Table 2**. In addition, according to the NYSDOH, the sensitive populations also suffer the following greater than normal incidence of disease and adverse health effects including COPD **Hospitalization** per 10k- 72 St. Lawrence Co., 80 Franklin Co. vs 41 NYS); **Heart Disease** per 10k- 45.1 St Lawrence Co. 45.4 Franklin Co. vs. 43.8 NYS; and **Stroke Disease Mortality** per 100k

	Malone	Massena	NYS/USA
Low Life Expectancy	21%	21%	17%/20%
Heart Disease	8.4	7.4	5.5/5.8
Asthma	12.1	12.1	10.9/10.3
Cancer	8.2	7.7	6.3/6.3
Person’s w/Disabilities	19.7%	18.3	12.3%/13.7%

- 38.4 St Lawrence Co., 37.0 Franklin Co., vs. 27.5 NYS. Many of the poor health conditions (stroke, cancer, heart disease, etc.) may be attributed to the exposure to environmental contamination which is present at numerous former industrial sites. AEDC will focus projects for greatest benefit in areas experiencing the highest incidence of adverse impacts by 1) improving employment rates and income during the site clean/redevelopment

- 2) reducing the % of income spent on housing by promoting the construction of affordable housing;
- 3) reducing environmental hazards through assessment/cleanup of contaminants;
- 4) eliminating blight and 5) providing open space.

Pollution and Sources	Malone	Massena	NYS/USA
Lead Paint	0.6	0.47	0.54/0.3
RMP Facility Prox.	0	0.5	0.21/0.57
Toxic Release to Air	9.5	3,900	450/4,600

2.a.ii.(3) Environmental Justice

2.a.ii.(3)(a) Identification of Environmental Justice Issues

As noted in **Table 3**, sensitive populations are disproportionately impacted by lead paint (lead paint in old homes- median date of construction 1939-Malone, 1946- Massena) and RMP Proximity/Toxic Release to Air (Massena). Also, as noted in **Table 4**, each TA includes a disadvantaged community (as identified by CEJST): Massena 36089490300/36089490100 and Malone 36033950501. The disadvantaged community are burdened by: Climate Change (flooding); Energy (energy costs); Health (asthma, diabetes, heart disease); Housing (lead paint); and Work Force Development (low income and lack of high school education).

2.a.ii.(3)(b) Advancing Environmental Justice

To promote EJ, the Coalition will establish a goal consistent with the Justice40 program of delivering a minimum of 40% of brownfield program outputs/outcomes in EJ communities. Noted EJ issues will be addressed by the following reuse strategies:

- Lead Paint and Housing- new affordable housing.
- Energy- energy efficiency and renewable energy installed with rehabilitation/new construction.
- Climate - use of flood-resilient structures/features and green stormwater infrastructure.
- Health- remediation of environmental contaminants.
- Workforce development- construction, maintenance and permanent jobs associated with site remediation, mixed-use development and park.
- RMP Proximity/Toxic Release to Air – during public engagement public concerns will be understood and potentially stricter regulations will be advocated. However, it is likely these concerns have been diminished due to reduction in air emissions (Alcoa job elimination) and closure of facilities (based on TRI database).

No displacement of residents or businesses will occur since the sites are vacant; rather, living conditions and opportunities for residents will be improved. Residents will no longer require a car to obtain essential needs such as fresh food, and will benefit from healthier living conditions (e.g. new affordable apartments equipped with energy efficient equipment and renewable energy sources), increased tax revenue and job opportunities, reduced climate change impacts (flooding), and increased options for outdoor activities and public gathering locations. The Coalition 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. AEDC will collaborate with partners listed in Section 2.b.i to identify issues that impact sensitive populations. AEDC will work to build capacity and leadership skills within EJ communities to empower these communities to play a significant role in bettering their community through brownfield redevelopment.

2.b. Community Engagement

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

The table below identifies community partners that will be involved and aid in project performance. These partners and their participation in the project are viewed as key to a successful brownfield program, particularly

Burden Category	Massena	Malone
Climate Change	Projected Flood Risk 92 nd Low Income 76 th	NA
Health	NA	Asthma 91 st Heart Disease 96 th Low Income 92 nd
Housing	Lead paint 96 th Low Income 77 th	NA
Workforce Development	NA	Low Med. Income 94 th Low Med. Income 94 th HS Education 18%
Energy	NA	Energy Cost 90 th Low Income 92 nd

in community outreach. AEDC’s discussions with these partners have all met with strong affirmation of the importance of addressing brownfields. AEDC will engage with the community partners to identify priorities on which site selection will be based and solicit input on brownfields that these organizations believe will further their goals and the members of the communities they serve.

Partner Name	Point of Contact	Specific Role in Project
Citizen Advocates Inc	James Button, President & CEO 518-483-3261 jamesbutton@citizenadvocates.net	Community-based organization that advocate for sensitive communities throughout region and make lives better for individuals, families and communities by providing a full range of health and lifestyle care.
FEH BOCES	Dale Breault, District Super. 518-483- 6420	Provide a full range of workforce development, continuing education services and high school graduate equivalency diploma programs
Grasse River Heritage Area Dev Corp	Varick Chittenden, President, Grassriverheritage@gmail.com	Advocacy group for waterfront restoration. Works with community to promote recreation opportunities and create parks via outreach and planning.
Development Authority of the North County	Carrie Tuttle Chief Operating Officer 315-661-3200 ctuttle@danc.org	A wide range of expertise (engineering, project review, project management, etc.) provide fee-based technical services to municipalities.
Village of Malone	Andrea M. Dumas, Mayor, 518-483-4570 dumas@villageofmalone-ny.com	Assist with public outreach, site identification, and reuse planning.
Village of Massena	Gregory M. Paquin, Mayor 315-769-8625 mayor@village.massena.ny.us	Assist with public outreach, site identification, and reuse planning.
North County Housing Council	Abe Bowman 315-386-8576 abowman@slchc.org	Concerned residents, clergy and representatives of local government that advocate to meet the housing needs of low- and moderate-income population. The group will provide outreach and information as requested.
NYS Depart. of Env. Conservation	Kelly Hale, Environmental Remediation (315) 793-2748 kelly.hale@dec.ny.gov	Site investigation oversight, remediation plan review and approval

2.b.iii. Incorporating Community Input

As a technical assistance and training provider for communities, AEDC has a well-established community involvement program that they will maintain for this grant. A total of 8-12 public meetings will be held during the four-year grant to educate communities, 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, two to four 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 TA 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. AEDC staff will catalog stakeholder input for reference when determining assessment and redevelopment priorities. As the project progresses, AEDC will involve stakeholders in the decision-making process regarding prioritization, assessment, site marketing, cleanup planning, and feedback on reuse. When stakeholder input is received, AEDC will evaluate it against our development goals and available resources, adopting feedback that feasibly meets these criteria.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities & Outputs

Task 1 – Project Management, Reporting & Other Eligible Activities

i. Project Implementation: Includes: 1) Cooperative agreement compliance oversight; 2) Selection of Qualified Environmental Professional (QEP) by the AEDC in accordance with AEDC 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. AEDC anticipates one 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 four-year grant period. The QEP selection will be completed in the first quarter of the grant award.

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

iv. Outputs: Quarterly reports with status tables (16), Annual FFR report (4), Final project closeout report (1), ACRES profiles (~12 sites) updated with completion of each project element, a member from the AEDC attending three 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 the 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 Justice40 areas are included in new priority sites. Work with AEDC legal representatives 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 two and three to account for new foreclosures.

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

iv. Outputs: Community involvement plan, prioritized site inventory, eligibility forms and access agreements (~12), 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 to 2 times per year.

Task 3 – Phase I/Phase II ESAs/RBM/&Cleanup/Reuse Planning

i. Project Implementation: Based on the outcome of Task 2, AEDC will direct QEP to obtain EPA site approvals, prepare a Generic Quality Assurance Project Plan (QAPP)/Health and Safety Plan (HASP), ten Phase Is in accordance with All-Appropriate Inquiries Final Rule and ASTM International (ASTM) E1527-21 Phase I ESA standard. Completion of up to five Phase IIs conforming to EPA/NYSDEC requirements and ASTM 1903-11. Regulated Building Material (RBM) surveys will be completed at up to three sites for lead, asbestos and PCBs. Each Phase II ESA/RBM survey will include the following: 1) Sampling and Analysis Plan (SAP); 2) materials demonstrating compliance with National Historic Preservation Act (NHPA) and Endangered Species Act requirements; and 3) a 29 CFR §1910.120-compliant site-specific HASP. Phase I/Phase II activities will include Priority Sites including Ball Coal Company due its lengthy industrial history and potential petroleum impacts and JV&H Walsh Tannery due to its long historical use as a tannery and potential metals impacts from tanning. Site Specific Cleanup plans and Analysis of Brownfield Cleanup Alternatives (ABCAs) will be prepared for up to 1 site where contamination is confirmed or strongly suspected based on the Phase Is and where existing cleanup planning has not been done. All subcontractors will be procured following grant and AEDC requirements.

ii. Anticipated Project Schedule: Yr.1: Generic QAPP/HASP, six Phase Is, 2 Phase IIs, 1 RBM Survey; Yr.2: 3 Phase Is, three Phase IIs, two RBM surveys, one Cleanup/ABCA Plan Yr.3: one Phase I, one Site Reuse Assessment (site to be determined); Yr.4: Completion of any incomplete plans.

iii. Task/Activity Lead: QEP to complete technical deliverables (assessments, investigations, reporting, ABCAs) with oversight from AEDC. AEDC will oversee plans with support from QEP.

iv. Outputs: one Generic QAPP/HASP, ~12 access agreements/EPA site approvals, ten Phase Is, five Phase IIs, three RBM, one Site Specific Cleanup/ABCA Plan, one Site Reuse Assessment.

3.b. Cost Estimates: Project cost estimates are provided by task below. AEDC will use less than 5% of the grant funds for personnel/fringe costs to administer the grant and will contribute their own resources to manage the activities described herein. As noted below, 80% of grant funds are allocated to Phase I/II/RBMs, and site-specific

cleanup planning. AEDC will use less than 30% of grant funds for planning and reuse as several existing plans have available.* Contractor costs are based on an average labor rate of \$170/hr.

Task 1 – Project Mgmt., Reporting & Other Eligible Activities (\$29,440):

Personnel/Fringe Benefits: \$16,590:

Compliance reporting by AEDC \$13,272 (168 hrs. x \$79/hr. x one staff); \$3,318 Fringe Benefits

Travel Total: \$4,090: 2025 National Brownfields Conference (Chicago, Illinois): \$1,525 (\$1,525/person x 1 AEDC member); 2027 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/person x 1 AEDC Member); 2026 Regional/State Brownfields Conference (Location TBD): \$1,040 (\$1,040/person x 1 AEDC Staff Member) 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/person x 3 conferences x1 AEDC personnel)

Task 2 - Community Engagement & Site Inventory/Prioritization (\$48,620):

Contractual Total: \$48,620; 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: \$12,920 (76 hrs. x \$170/hr.)

Task 3 – Phase I/II ESAs/RBM & Site Cleanup/Reuse Planning (\$421,940)

Contractual Total: \$421,940; Site Eligibility Requests: \$2,210 (13 hrs.@\$170/hr); RBM Surveys: \$20,535 (3 sites@\$6,845ea); Update Generic QAPP/HASP: \$5,900 (1 QAPP x \$5,900/QAPP); Cleanup/ABCAs: \$7,795 (1 sites@\$7,795ea); Phase I ESAs: \$55,000 (10 sites@\$5,500/ea.); Phase II ESAs: \$312,500 (5 sites@\$62,500ea, average); Site Reuse Assessment*: \$18,000 (1 sites@\$18,000ea) *Plan activities as prescribed <https://www.epa.gov/brownfields/information-eligible-planning-activities>

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

AEDC will track, measure, and report outputs (e.g., the number of completed Phase I and Phase II ESAs and public meetings) and outcomes (e.g., acres of land assessed; land remediated and redeveloped; number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged) in ACRES. The actual outputs will be compared to the estimated number of outputs listed in Section 3.b. AEDC will document outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, and community outreach/meetings) and in quarterly reports. AEDC will evaluate the project progress semi-annually and, if goals are not being met, will meet with EPA project manager, local stakeholders and the QEP(s) to discuss the shortcomings and adjust the project approach. A spreadsheet will be developed that identifies outputs as noted in Section 3.a and associated milestones (Phase I completion, meeting conducted, etc.) will be shared quarterly with the Brownfield Task Force.

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	\$13,272	\$0	\$0	\$13,272
Fringe Benefits	\$3,318	\$0	\$0	\$3,318
Travel	\$4,090	\$0	\$0	\$4,090
Contractual	\$8,160	\$48,620	\$421,940	\$478,720
Other	\$600	\$0	\$0	\$600
Total Direct Costs	\$29,440	\$48,620	\$421,940	\$500,000
Indirect Costs	\$0	\$0	\$0	\$0
Total Budget	\$29,440	\$48,620	\$421,940	\$500,000

4.0 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity, 4.a.ii. Organizational Structure

AEDC is a 501(c)(3) non-profit economic development organization and Community Development Financial Institution. Since 1976, AEDC has provided business training, lending and technical assistance to underserved populations within a 14-county area across northern New York. AEDC maintains a professional staff of six full-time staff to conduct its work across the region including an Executive Director, Finance Director, Business Development Director, Loan Program Director, Entrepreneurial Program Director and a Business Counselor.

AEDC engages contractually with several professionals to extend its network and expertise as needed. AEDC is overseen by a 7-member board with various backgrounds including labor management, economic development, architecture, and finance. AEDC will be responsible for the timely and successful expenditure of funds in 4 years, and completion of all technical, administrative, and financial requirements of the project and grant.

Ms. Victoria Duley, AEDC Executive Director/CEO will be responsible for the overall grant administration, management and compliance. Ms. Duley has 25 years of career experience in Planning, Economic Development and Community Development. She maintains certifications in Planning (American Institute of Certified Planners through the American Planning Association) and Economic Development (CEcD through the International Economic Development Council). Ms. Duley has worked in public and private sectors, non-profit leadership, consulting work, environmental planning, data analysis and higher education. She holds an undergraduate degree in Environmental Science and a graduate degree in Urban and Regional Planning with a concentration in Environmental Planning. Ms. Duley would provide organizational oversight and participation in program design and implementation. Ms. Duley will be assisted with the following staff:

- Russ Kinyon, Business Development Manager- will be responsible for QEP selection and management, site inventory and completion of PI/PII, remediation planning and community engagement. He joined AEDC in 2009 where he provides support for growing AEDC’s resources and loan program. He has 25 years of international leadership and organization management experience in private and public service working for economic development agencies, government offices, universities, small businesses and non-profits.
- Kevin Wilsson, Finance Director- will be responsible for grant financial management, compliance, recordkeeping and compliance reporting. Mr. Wilson, a Certified Public Accountant (CPA), has a decade of experience across auditing and financial management practices.
- Santana Vicencio-LaBarre, Business Counselor – will assist with completion of public outreach and engagement meeting. She has nearly 10 years of experience in marketing, data analytics and customer relations.

4.a.iv. Acquiring Additional Resources

AEDC has systems in place to acquire additional resources. AEDC posts all bid requests on its website and provides proposal templates/workshops to assist local contractors and promote equity in hiring. AEDC routinely receives federal grant funding, and as such, is familiar with federal fair and open competition requirements in 2CFR Part 200 and 2CFR Part 1500. Procurement staff also abide by the National Institute of Governmental Purchasing code of ethics, which ensures a level playing field.

4.b. Past Performance and Accomplishments

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

(1) Purpose and Accomplishments: AEDC has not received an EPA Brownfield Grant but has received other assistance agreements which were completed on time, on budget and in compliance with regulations. See table.

Grant Agency	Awarded Grant \$	Date Awarded/Completed	Purpose	Outputs	Accomplishments
NYS Empire State Development Entrepreneurs Hip Assistance Center	Up to \$195,000/yr totaling \$3.4M over 30 yrs	1994 to current	Provide technical assistance to and business support to small businesses to start and end/or expand businesses	Provide technical assistance to 90 business/yr. Provide 15 micro loans. Provide administrative support to businesses	Annually 10 start-ups businesses and 25 small business expand
SBA Microlender Technical Assistance	Up to \$26,000 annually	1992- current	Support and assist small businesses to obtain SBA loans	2024 – completed 25 business plans, secured 10 loans for businesses totaling \$300,000, eight MBE/WBE certifications submitted	2024- retained 13 created six new jobs, increased sales at 18 firms

(2) Compliance with Grant Requirements: During the administration of the above-mentioned grants, meetings were held at milestones by AEDC officials and interested/invested parties to determine progress and implement necessary changes. A review was completed to determine the overall success and/or areas for improvement when the grants were concluded and were submitted to the awarding agency per grant requirements. Reporting requirements within each grant (monthly or quarterly) were completed on time and submitted in the required report formats. No corrective actions were required during the administration of the grants.

Adirondack Economic Development Corporation

THRESHOLD CRITERIA RESPONSES

1. A statement of applicant eligibility:

Adirondack Economic Development Corporation (AEDC) is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a general-purpose unit of local government as defined under 2 CFR § 200.64. AEDC is exempt from Federal taxation under section 501(c)(3) of the Internal Revenue Code.

2. Documentation of applicant eligibility if other than a city, state or Tribe.

See attached documentation

3. A statement of the applicants 501c(4) status.

AEDC is not a 501 c(4)

4. Description of Community Involvement

The table below identifies community partners that will be involved and aid in project performance. These partners and their participation in the project are viewed as key to a successful brownfield program, particularly in community outreach. AEDC's discussions with these partners have all met with strong affirmation of the importance of addressing brownfields. AEDC will engage with the community partners to identify priorities on which site selection will be based and solicit input on brownfields that these organizations believe will further their goals and the members of the communities they serve.

Partner Name	Point of Contact	Specific Role in Project
Citizen Advocates Inc	James Button, President & CEO 518-483-3261 jamesbutton@citizenadvocates.net	Community-based organization that advocate for sensitive communities throughout region and make lives better for individuals, families and communities by providing a full range of health and lifestyle care.
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Adirondack Economic Development Corporation

THRESHOLD CRITERIA RESPONSES

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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 TA 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. AEDC staff will catalog stakeholder input for reference when determining assessment and redevelopment priorities.

THRESHOLD CRITERIA RESPONSES

As the project progresses, AEDC will involve stakeholders in the decision-making process regarding prioritization, assessment, site marketing, cleanup planning, and feedback on reuse. When stakeholder input is received, AEDC will evaluate it against our development goals and available resources, adopting feedback that feasibly meets these criteria.

5. Documentation of the available balance on each open Assessment Grant and Multipurpose Grant; or an affirmative statement that the applicant does not have an open Assessment Grant or Multipurpose Grant

AEDC has not received a brownfield grant.

6. Discussion on contractors and named subrecipients; or an affirmative statement that a contractor has not been procured and a subrecipient has not been named.

Not applicable.

7. Copy of (or link to) the solicitation documents and the signed executed contract as applicable

Not applicable.