



County of Chautauqua Industrial Development Agency



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Narrative Information Sheet

R02-25-A-008

1. Applicant Identification

County of Chautauqua Industrial Development Agency
201 West Third Street, Suite 115
Jamestown, NY 14701

2. Website URL

<https://www.choosechq.com/agencies/ccida/>

3. Funding Requested

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

4. Location

- a. City – NA
- b. County – Chautauqua
- c. State – New York

5. Target Area and Priority Site/Property Information

- Target Areas: Dunkirk and Jamestown, NY
- Census Tract Numbers:
 - i. Dunkirk: CT 36013035400, CT 36013035500, CT 36013035600, CT 36013035700
 - ii. Jamestown: CT 36013030300, CT 36013030400, CT 36013030500, CT 36013030800
 - iii. Other: CT 36013037200, CT 36013036100, CT 36013037500, CT 36013036500
- Address of Priority Sites:
 - i. Dunkirk: Waterfront block; Stefans block; South Roberts Road; 206-212 Main Street
 - ii. Jamestown: United Lumber; Alpaca Mills; Former City Landfill; 145 Fairmount Avenue; Pelican Site; 134-142 Hopkins Avenue
 - iii. Other: 15-19 Main Street, Sinclairville; 12 Melvin Avenue, Celeron; 233 N. Pearl St., Frewsburg; 184 N. Portage St., Westfield; 30 W. Pearl St., Westfield
- Map attached

6. Contacts

a. Project Director

Nathan Aldrich, Economic Development Coordinator
County of Chautauqua Industrial Development Agency
(716) 363-3672

AldrichN@chqgov.com

214 Central Ave, Suite 144

Dunkirk, NY 14048

b. Chief Executive

Mark Geise, CEO
County of Chautauqua Industrial Development Agency
(716) 661-8900

geisem@chqgov.com

201 West Third Street, Suite 115

Jamestown, NY 14701

7. Population

Chautauqua County: 124,891

City of Jamestown: 27,965

City of Dunkirk: 12,442

Village of Celoron: 3,728

Hamlet of Frewsburg: 4,853

Village of Sinclairville: 4,629

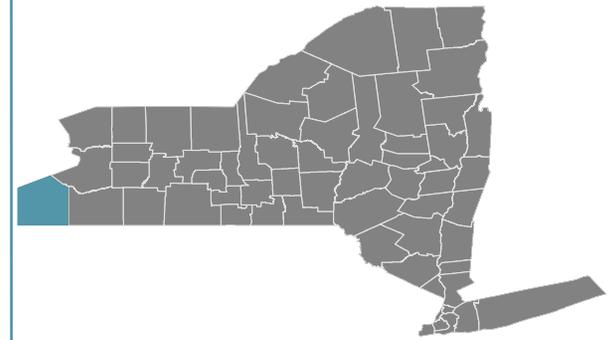
Village of Westfield: 4,553

8. Other Factors

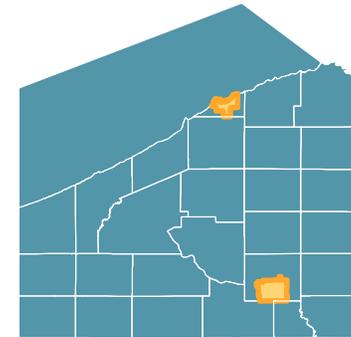
Other Factors	Page number
Community population is 15,000 or less.	n/a
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	n/a
The priority site(s) is impacted by mine-scarred land.	n/a
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1-4
The priority site(s) is in a federally designated flood plain.	n/a
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3-4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local climate adaptation/ mitigation capacity and resilience to protect residents and community investments.	3-4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	n/a

9. Letter from the State or Tribal Environmental Authority – attached

10. Releasing Copies of Applications – n/a



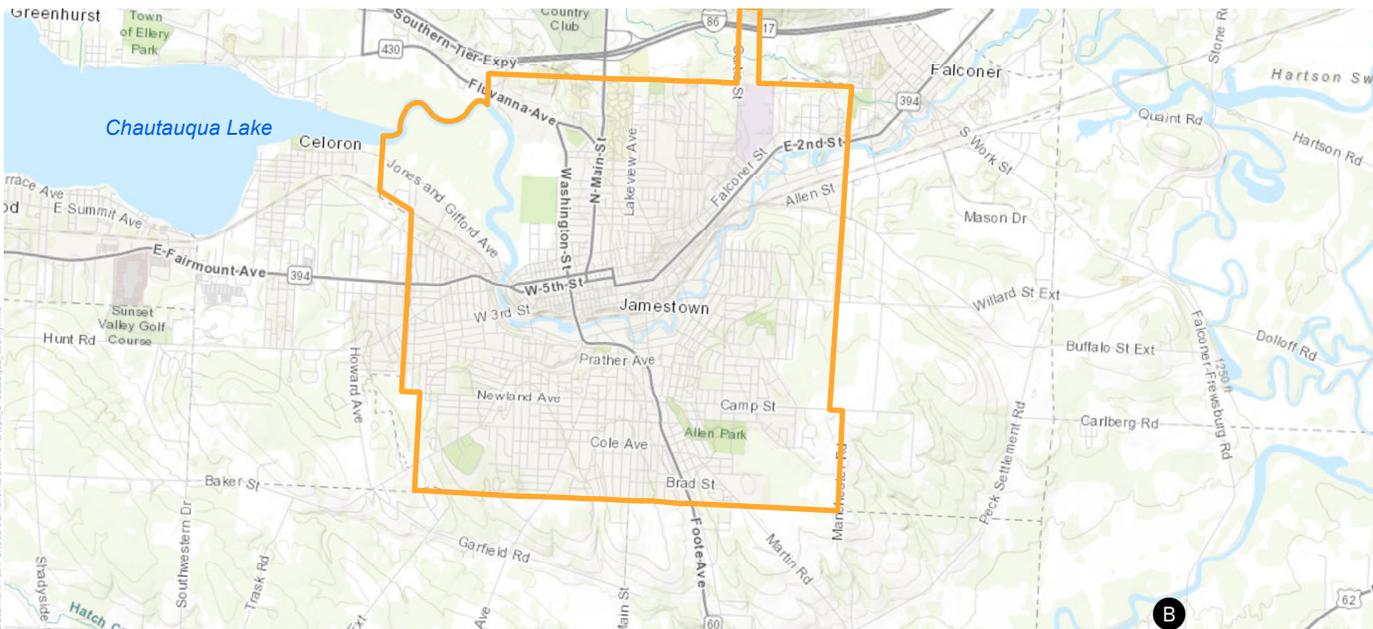
Chautauqua County



City of Dunkirk and Jamestown

 Target Areas: City of Dunkirk and Jamestown

-  206-212 Main Street, Dunkirk, NY
-  233 North Pearl Street, Frewsburg, NY



Sources: . Created by C&S Engineers, Inc.
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County of Chautauqua IDA Brownfield Assessment Grant Area



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
625 Broadway, 12th Floor, Albany, NY 12233-7012
P: (518) 402-9543 | F: (518) 402-9722
www.dec.ny.gov

October 28, 2024

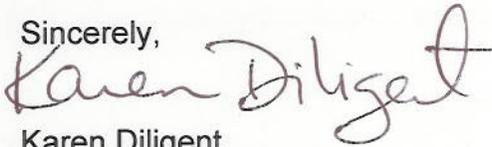
Nathan Aldrich
Economic Development Coordinator
County of Chautauqua Industrial Development Agency
210 West Third Street, Suite 115
Jamestown, NY 14701

Dear Mr. Aldrich:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from C&S Companies on behalf of the County of Chautauqua Industrial Development Agency, dated October 23, 2024, for a state acknowledgement letter for a Federal Year 2025 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the County of Chautauqua Industrial Development Agency plans to submit a Brownfield Community-Wide Assessment grant application for hazardous substances and petroleum in the amount of \$500,000. Focus of the funding will be to conduct Phase I/II Environmental Site Assessments at targeted sites throughout Chautauqua County. Known contamination includes VOCs, SVOCs, and metals. Funding will also be allocated for associated planning (including reuse and/or remediation planning) and community involvement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, the County of Chautauqua Industrial Development Agency may only expend up to \$200,000 of the grant on a specific site.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,

Karen Diligent
Director, Bureau of Program Management

ec: T. Wesley, USEPA Region 2
Y. DeJesus, USEPA Region 2
M. Cruden, DEC Albany
A. Caprio, DEC Region 9
S. Radon, DEC Region 9
R. Poczalski, DEC Region 9
S. Stewart, C&S Companies

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: Chautauqua County lies in the southwestern corner of New York, with over 50 miles of Lake Erie shoreline, the City of Buffalo to the NE, the State of Pennsylvania to the South and West. Like many rural counties, it has experienced population decline, loss of its younger population to more urbanized areas, a recent influx of immigrants, and suffers from a multitude of abandoned post-industrial properties. Its population peaked in 1970 and has declined 15% to date. For much of the 20th century, the County had a strong manufacturing sector and a skilled blue-collar workforce. Over the past 40 years, the manufacturing sector has virtually disappeared due to global competition, resulting in significant job loss. The median income of the County is ~\$26,000 lower than New York State (NYS) and the percentage of people living in poverty, particularly children, is substantially higher than both NYS and the US. These hardships are demonstrated through the high number of Disadvantaged Community census tracts in the County, concentrated in the cities of Dunkirk and Jamestown.

The County of Chautauqua Industrial Development Agency (CCIDA) intends to address these challenges through an EPA Brownfield Community-wide Assessment Grant. The project encompasses all of Chautauqua County, NY; however, strategic areas and sites have been identified as key to spurring economic growth, while maintaining the County's rural identity.

The Brownfield Opportunity Area (BOA) Program is available in NYS to assist communities saddled with numerous brownfields to create plans for reuse that can reinvigorate local economies. Dunkirk and Jamestown contain three BOAs. Due to high concentrations of brownfield sites and poverty, as well as the opportunity for transformative projects, the cities of Dunkirk and Jamestown are priority Target Areas. However, additional sites exist throughout the County.

Because of its natural harbor along Lake Erie, Dunkirk became an industrial center linking shipping, rail and highway transportation. Following the loss of its historical manufacturing base, Dunkirk now has a high concentration of poverty and vacant, dilapidated brownfield sites in dire need of revitalization along its waterfront.

Two BOAs are located in the City of Jamestown along the Chadakoin River. Both include residential neighborhoods in close proximity to vacant post-industrial properties. The Chadakoin River was once a bustling corridor for manufacturing operations. Much like Dunkirk, industry rapidly declined, leaving large areas along the river's edge contaminated and sources of blight.

Other sites located throughout the County include vacant gas stations, old scrap yards and autobody shops. Many of these sites lie in small communities, such as Westfield and Frewsburg, diminishing their quaint, small-town charm. Small communities have limited funds to address potentially contaminated sites and desperately need the catalyst an EPA Brownfields Assessment Grant can provide. The County recently applied for a county-wide NYS BOA that will help to inventory, map, and prioritize all potential brownfields throughout the rural landscape. If awarded, the BOA program would work in tandem with the EPA Grant, allowing for assessment of key properties, furthering the County's brownfield initiative.

1.a.ii. Description of the Priority Brownfield Site(s): Through a 2020 brownfield inventory, over 350 known or suspected brownfields, totaling over 1,000 acres in at least 20 municipalities, were identified the County. Community planning efforts identified several of those brownfields, abandoned and underutilized sites (totaling over 60 acres) as key to community revitalization. A selection of these priority sites is below:

Property Address/Description	Acres	Former Use	Current Use	Potential/Known Contaminants
<i>City of Dunkirk</i>				
Waterfront block	1.9	Auto repair, dry cleaner, machine shop	Vacant	VOCs, SVOCs, metals
Stefans block	1.9	Auto dealer/repair	Vacant	VOCs, SVOCs
South Roberts Road	32	Steam locomotive manufacturing, metal recycling	Vacant	VOCs, SVOCs, metals
206-212 Main Street	0.6	Dry cleaner	Vacant	VOCs
<i>City of Jamestown</i>				
United Lumber	2	Sash manufacturing	Vacant	VOCs, SVOCs, metals
Alpaca Mills	3.6	Fabric/wool mills, dry cleaner	Vacant	VOCs, SVOCs, metals
Former City Landfill	105.7	Landfill	DPW construction materials	Municipal/industrial waste
145 Fairmount Avenue	1.2	Furniture making, adjacent gas stations and rail	Warehouse/garage building, office building	Ethylbenzene, petroleum, SVOCs, metals
Pelican Site	1.3	Manufacturing	Vacant	VOCs
134-142 Hopkins Avenue	0.1	Machining	Partially vacant	VOCs, SVOCs, metals
<i>Other County sites</i>				
12 Melvin Avenue, Celoron	0.2	Auto scrap yard	Auto body shop	Metals
233 North Pearl Street, Frewsburg	5.75	Auto scrap yard	Vacant	Metals
15-19 Main Street, Sinclairville	0.4	Auto body shop	Vacant	Petroleum, metals
184 North Portage Street, Westfield	0.33	Gas station	Vacant	VOCs, SVOCs, petroleum
30 West Pearl Street, Westfield	1	Commercial/ industrial	Vacant	VOCs, SVOCs

Key priority sites are located at 206-212 Main Street in Dunkirk, which are adjacent to a rail line that runs the daily Lakeshore Limited passenger train. It also sits in a residential neighborhood, with multi- and single- family homes directly adjacent and a community playground across the street. It was once home to a dry cleaner, and likely has remaining contaminants used in solvents, such as perchloroethylene (PCE). A Phase I Environmental Site Assessment (ESA) has been completed on this site, but funds are lacking to conduct the recommended Phase II ESA. This site has been identified as a prime location to work with Amtrak to establish a new stop along the daily route that connects Boston, New York City and Chicago, which would serve residents, nearby University at Fredonia students and visitors to the City and its waterfront.

Another key site on North Pearl Street in Frewsburg is a large former auto scrap yard on Conewango Creek that now sits vacant. Metal contamination in the soil is suspected. A developer has plans to construct two 8-unit apartment buildings on the site, targeted toward semi-retired and

elderly residents so they can age in place. Redevelopment of this site provides an opportunity to include connections to the creek, such as walking paths along the water, scenic viewing spots, and kayak launches. This proposal has community support and helps to fill a housing gap in the area; however, it cannot move forward until the contamination is characterized and remediated.

1.a.iii. Identifying Additional Sites: CCIDA will incorporate questions regarding additional sites into community engagement events throughout the grant period. By Year 3 of the grant period, if CCIDA anticipates remaining funds, it will have information to draw from for consideration. Final prioritization and selection of additional sites will lie with the grant team, who will consider public recommendations, as well as proximity to underserved areas and disadvantaged communities, potential community benefits of redevelopment (e.g., services for underserved communities), avoidance of resident displacement, extent of potential contaminants, BOA recommendations, extent of potential economic benefits of reuse options and property owner commitment.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The 2020 Chautauqua County Economic Development Strategic Plan promotes the cleanup and reuse of brownfield sites. Reuse strategies of the priority sites reflect initiatives laid out in this plan, including Tourism and Destination Development and Housing. Rehabilitation of the Main Street site in Dunkirk is intended to enhance the visitor experience, helping to make Dunkirk a tourist destination along an established rail line. The Frewsburg site will further the County's initiative to develop 500 new housing units by 2030 by constructing 16 units. The County's recent Housing Market Assessment and Development Strategy (2024) demonstrates the high need for housing, with aging housing stock and a high number of cost burdened households.

A county-wide Brownfields Marketing Plan (2020) includes a series of actions intended to enhance the visibility of brownfields to the development community, promote available sites and highlight brownfield planning activities that have taken place in Chautauqua County, specifically within the Target Areas. The City of Dunkirk recently completed a BOA Brownfield Marketing Plan and held a widely attended Developer's Forum, highlighting priority brownfield sites that are prime for redevelopment. CCIDA and the City of Jamestown completed the Chadakoin River Strategic Business Plan in 2021, with an overall goal to redevelop vacant sites along the river to increase economic activity and connect the community to its natural resources. The city is about to begin a BOA Pre-Development Activities Plan for sites along the Chadakoin River. ESAs will allow the city to move development forward on priority sites in the Plan.

Chautauqua County's 2011 Comprehensive Plan specified a goal of 'creating and maintaining adequate development sites to start and support local businesses (brownfield redevelopment areas).' The Assessment grant will advance proposed action from the Comprehensive Plan, further promoting the protection of the County's natural resources, including wetlands and 100-year floodplains. The plan emphasizes preservation of water resources and energy sustainability, encouraging installation of green infrastructure and renewable energy projects, including solar. The County is currently developing a Resiliency Plan, which will provide more specific guidance and goals for climate strategies as part of redevelopment projects.

Furthering its brownfield goals, the CCIDA received an EPA Revolving Loan Fund (RLF) Grant in FY22. The first RLF loan for brownfield cleanup and redevelopment, made to Southern Tier Environments for Living (STEL), was approved in September 2024. This will provide a \$325,000 low interest loan to jumpstart the Gateway Lofts project in Jamestown, creating a 110-unit, multifamily affordable housing complex with supportive wraparound care, in collaboration with multiple community agencies.

1.b.ii. Outcomes and Benefits of Reuse Strategy: Chautauqua County has tremendous economic and social needs (see section 2), which are exacerbated by vacant and blighted sites. Addressing targeted brownfields will further economic goals as well as bring a multitude of benefits to Chautauqua County. Plans to redevelop brownfield sites, particularly the Frewsburg priority site, into diverse housing, including senior residences, student housing, townhomes and market rate homes, will provide hundreds of new units throughout the County for current and new residents of varying needs, bringing the County closer to its goal of adding 500 housing units by 2030. Much of the housing development will rely on NYS Homes and Community Renewal (HCR) funds, which recently adopted Sustainability Guidelines that include electrification of heating and hot water systems and 100% zero emissions electricity in new buildings, as well as new energy standards for existing buildings.¹ These guidelines are in place to help the housing sector meet NYS's climate goals, which mandate a 40% reduction in greenhouse gas emissions by 2030.

Bringing over 60 acres of vacant and unused sites back into active use will bolster the tax base, increasing the collective wealth of the community. There is ample opportunity for light industrial operations at several known sites, which would increase jobs. Additionally, many vacant sites are in downtown corridors, providing an opportunity for mixed use buildings with both commercial activity and housing or services such as daycares or medical offices. In Dunkirk and Jamestown, redevelopment of priority brownfield sites will help connect their downtowns to Lake Erie and Chadakoin River, creating recreation potential for visitors and residents and promoting active behaviors such as walking and biking, leading to improved health outcomes. Identifying and addressing contaminants will also result in improved health outcomes, as many suspected contaminants, like VOCs, petroleum and PCE, are linked to cancers and respiratory issues. Opportunities to incorporate sustainability and resilience measures into reuse plans, such as green infrastructure for stormwater capture (particularly near the waterfront areas) and installation of renewable energy, will help improve the community's ability to combat climate change.

Brownfields across Chautauqua County are a source of blight that discourage community investment. Addressing these issues will not only improve the physical and environmental attributes of sites, but will improve perceptions among potential investors, stimulating continued growth and revitalization. There is no expectation of residential or business displacement through this project; however, potential occurrences will be reviewed thoroughly by the grant team and will be discussed in public forums. Community feedback will be critical for these discussions, especially from those who may be directly impacted.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: Armed with results from the EPA Assessment Grant, additional funding will be unlocked for property owners. These include:

- **NYS BOA Program:** This program helps to delineate specific target areas challenged with brownfields to provide initial planning and subsequent pre-development funding, including marketing strategies and zoning updates. Chautauqua County applied for a County-wide BOA in 2024 (decision pending) to develop comprehensive inventory of potential brownfields.
- **Chautauqua County Revolving Loan Fund (RLF):** The County was awarded an EPA RLF grant in FY22 intended to provide subgrants to developers and nonprofits to clean up contaminated sites, providing an essential resource to progressing sites to redevelopment. This fund is active, approving its first loan in 2024 for a supportive affordable housing complex.

¹ HCR Sustainability Guidelines. <https://hcr.ny.gov/sustainability-guidelines>

- **NYS Brownfield Cleanup Program (BCP):** Developers can obtain tax credits and liability protection for the remediation and reuse of brownfield sites through the NYS BCP.
- **National Grid Brownfield Redevelopment Grants:** Developers are eligible for grants up to \$300,000 from National Grid to fund utility-related costs for the redevelopment of brownfields.
- **NYS HCR:** HCR has funding programs available for private developers and municipalities intended to develop and improve housing, mainly for low- and mid-income level families.
- **NYS Empire State Development (ESD):** Projects that will lead to job creation and direct investment will be able to apply for competitive grants awarded via the Western New York Regional Economic Development Council and ESD.
- **Historic Tax Credits:** Owners of properties listed on the National Register of Historic Places can obtain a 20% federal income tax credit for the rehabilitation of historic properties.
- **NY State Energy Research and Development Authority (NYSERDA):** Several NYSERDA programs are available to support renewable energy initiatives as part of redevelopment projects, including solar, geothermal and wind energy.

1.c.ii. Use of Existing Infrastructure: Priority sites are primarily located in village and town centers, with existing water, sewer, gas, high speed internet and electric infrastructure in place. Promoting remediation and reuse of these sites advances the County’s strategy of smart growth by avoidance of developing on greenfield properties.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding: EPA Assessment funding is necessary for the County to spur redevelopment due to its declining population, low-income households and overall lack of financial resources. The County’s population has steadily declined for decades, from its peak of 147,305 in 1970 to 124,891 in 2023 (a decrease of 15%). Chautauqua County’s median household income is substantially lower than NYS (\$55,457 vs. \$81,386; 2022 ACS estimates). The percentage of County residents living at or below the poverty level is 18.5%, compared to 14.3% in NYS; however, the child poverty data paints a much starker picture. Twenty four percent of children under 18 are in poverty in Chautauqua County, with the population centers showing the highest rates—Fredonia is at 34.0%, Jamestown is 39.4%, and Dunkirk has almost half, at 42.7%, of its children living in poverty. This is all in contrast to the NYS average of 18.6%. Overall, the tax base to draw on for publicly funded initiatives is limited, making grant funding key to stimulating redevelopment and investment.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Chautauqua County is home to several areas and population groups that are particularly sensitive to the risk contaminated sites pose. According to the Climate and Economic Justice Screen Tool (CEJST), census tracts in the County are disadvantaged, particularly in Dunkirk and Jamestown. These areas are low income and face challenges regarding legacy pollution and lead paint in households. Jamestown sees high levels of asthma and diabetes. The Hispanic population in the County has increased in the last several years in Dunkirk and Jamestown, making up 30% of the City of Dunkirk population and 10% of the City of Jamestown (2020 US Census estimates).

Twenty-two percent of County residents are 65 and older, higher than both NYS and the Western NY region, and that number is projected to rise nearly 10% in the next 5 years². Chautauqua County has also seen a rise in its population with independent living difficulty (30%

² Chautauqua County Housing Market Assessment and Development Strategy. 2024.

increase from 2015 to 2021), as well as rapidly rising rates of homelessness, up from 383 in 2016 to 842 in 2020, as noted in the most recent County Community Needs Assessment (2023). Cases of homelessness recently led Jamestown to declare a State of Emergency. A higher percentage of the population (13%) lives with a disability than in NYS (8%). Data from the NYS Department of Health (DOH) show almost 20% of households utilize SNAP benefits and almost 13% of residents reported a lack of access to reliable food in the past 12 months, both statistics higher than the NYS averages. This, along with almost 7% of the County having low access to supermarkets (which is continually worsening), puts the county at “high risk” for food security, according to the NYS DOH.

Addressing brownfields throughout Chautauqua County will help to improve the welfare of these sensitive groups. An increase in safe housing options will improve the quality of life for many residents, such as seniors, those living in poor conditions and the homeless population.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: With the large number of sites that have potential environmental contaminants in Chautauqua County, incidences of disease may be partially attributed to poor environmental conditions from brownfields. Regular exposure to contaminants suspected in the County’s brownfields, such as VOCs and SVOCs, can increase lung cancer rates, as well as cause neurological and immune system impacts. Many suspected contaminants in existing brownfield sites, such as VOCs and lead, are linked to cancers, particularly lung and bronchus. According to NYS DOH, Chautauqua County has a substantially higher incidence of lung and bronchus cancers (at 104/100,00) than NYS (70/100,000).

Of particular concern is that Chautauqua County has the 6th highest incidence rate of lead poisoning in children in NYS. In fact, incidence of children younger than 72 months in Chautauqua County with >5µg blood lead levels is much higher than the Western NY region and four times higher than NYS.³ The County’s rate has increased in the past several years, while the state and region have decreased. Unfortunately, this data is not surprising given that 38% of housing units in the County were built prior to 1940, most of which likely contain lead paint.

Sensitive populations, such as low-income residents and children, are disproportionately impacted, since they find themselves in close proximity to brownfield sites without the financial means to find safe housing. Many suspected brownfield sites are surrounded by residential neighborhoods, such as those on Main Street in Dunkirk and the Melvin Avenue site in Celoron. The Main Street locations in Dunkirk are thought to have VOCs in the soil and are across the street from a community playground, posing a high risk to children.

EPA funding will allow the community to take the first step of identifying the extent of contamination. Establishing an understanding of contaminants that exist will allow for remediation and reuse that will lessen the negative effects on residents’ health. New, safe housing options slated for brownfield redevelopment projects, that adhere to modern standards, will directly address the large number of children with high blood lead levels by getting them into homes without lead.

(3) Environmental Justice: According to EPA’s EJScreen, many environmental justice (EJ) areas in Chautauqua County are concentrated in Dunkirk and Jamestown; however, several are found throughout the County. Dunkirk, Jamestown and Westfield include areas in the 90-100th percentiles for low income and unemployment, and Jamestown falls in the 95-100th percentile for asthma and overall life expectancy, as compared to NYS. Dunkirk, Westfield and Frewsburg have areas with particularly high occurrences of lead paint, and both Dunkirk and Jamestown have areas close to hazardous waste sites. This data shows that there are thousands of residents, many of

³ NYS Department of Health Community Health Indicator Reports Dashboard.

whom are vulnerable populations, with a disproportionality high concentration of environmental burden, putting them at an increased risk for environmentally related disease and health conditions.

The County’s Housing Study reported that almost half of the County’s renters are cost burdened (spend more than 30% of their annual income on housing and basic utilities) and over 40% of County residents do not earn enough to comfortably afford an average rental unit, let alone own a home. A large proportion of housing units were built prior to 1940, including 46.1% of units in Dunkirk and a staggering 54.8% in Jamestown, compared to 31.4% of housing units in New York State overall. These homes have a high risk of containing lead paint.

Assessing brownfield sites will provide developers with critical information on environmental conditions, allowing existing businesses to expand, or new businesses to open in the County. Cleanup and redevelopment of contaminated sites will create healthier physical conditions, safer housing options, and crucial economic opportunity for the region. The County is committed to addressing EJ issues, and with substantial public input, will ensure redevelopment projects provide benefits for marginalized populations, minimizing displacement among residents and businesses.

2.b. Community Engagement

2.b.i. Project Involvement & 2.b.ii. Project Roles: CCIDA has established relationships with residents, business groups and community organizations throughout the County, and will continue to foster these relationships and develop new partnerships for this project. Groups that will have an active role in the project include:

Partner Name	Contact	Specific Role in the Project
City of Dunkirk	Vince DeJoy, Director of Development and Planning, ehayes@cityofdunkirk.com	Identification of sites for redevelopment; community engagement; cleanup and reuse strategies
City of Jamestown	Crystal Surdyk, Director of Development, surdyk@cityofjamestownny.com	Identification of redevelopment sites; community engagement; cleanup and reuse strategies
Southern Tier West Regional Planning & Development Board	Richard Zink Executive Director rzink@southerntierwest.org	Identification of priority sites/projects for inclusion in the Southern Tier West Comprehensive Economic Development Strategy
Chautauqua County Health Department	Lacey Wilson, Public Health Director wilsonl@chqgov.com	Assistance with prioritization of sites/health monitoring
Chautauqua County Land Bank	Gina Paradis, Executive Director gparadis@chautauqualandbank.org	Assistance with community outreach and prioritization of brownfield sites
Gebbie Foundation	Greg Edwards, CEO gedwards@gebbie.org	Assistance with strategic planning and funding for redevelopment

2.b.iii. Incorporating Community Input: The CCIDA has made a great effort to encourage community involvement in past brownfield projects and will continue to do so for this EPA Community-wide Assessment Grant. Community engagement will include:

- *Public Meetings:* Two to four public meetings per year will be held to obtain community input on reuse alternatives and sites, as well as inform the community of reuse planning progress. Meetings will be held virtually as well as at multiple locations throughout the County (community centers/local schools/parks) to maximize participation. Towns and villages within the County will assist in scheduling and facilitating meetings specific to their municipality.

- *Webpage:* CCIDA will work with Chautauqua County to create and maintain a web page for the project, intended to share project information, potential sites and reuse options, meeting information, a site nomination form for the public to recommend additional sites, and contact information for residents to provide feedback and suggestions. CCIDA will monitor feedback, provide responses as warranted and summarize comments monthly.
- *Press Releases:* CCIDA will use local and regional news outlets (i.e., Buffalo News, the Post Journal and WBFO) and the CCIDA/grant website to keep the public informed on project progress and upcoming meetings, as well as calls for feedback and additional site suggestions.
- *Social Media:* Press releases and notifications of public meetings will be posted on various social media outlets such as CCIDA/Chautauqua County’s Facebook and Instagram accounts.
- *Hispanic Community:* CCIDA will engage the growing Hispanic population by holding meetings in Hispanic community centers with Spanish-speaking interpreters and Spanish marketing materials available.

During public engagement activities, minutes will be recorded and all materials created by the community will be tabulated or photographed. Materials will be posted on the grant webpage and at local libraries, senior centers and educational facilities throughout Chautauqua County. Feedback gathered from the above sources will be summarized on an ongoing basis and discussed at monthly project team meetings. CCIDA and its team will incorporate all feedback as appropriate, with updates posted on the project webpage.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

3.a.i., a.ii., a.iii. & a.iv.

The following table outlines the tasks (3.a.i), schedule (3.a.ii), responsible parties (3.a.iii) and outputs (3.iv) associated with the proposed project.

Task 1 – Project Management, Consultant Selection, Reporting, and Other Eligible Activities
i. Project Implementation: CCIDA will manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement (CA) with EPA. CCIDA will procure a consultant to conduct technical work, consistent with 40 CFR 31.36. At CCIDA’s direction, the consultant will assist with compliance. CCIDA will facilitate monthly check-in meetings with the consultant and partners to ensure the project is progressing as planned. Two CCIDA staff members will attend one regional and two national brownfields conferences.
ii. Anticipated Project Schedule: Consultant procurement will take place in Q1 of the project period. Other activities will be ongoing throughout the 4-year project period.
iii. Task/Activity Lead(s): CCIDA, with support from the consultant
iv. Output(s): 16 Quarterly Reports; 1 Final Report; 4 DBE Utilization Reports; 4 Federal Financial Reports; ACREs updates; 3 conferences attended by 2 CCIDA staff; and monthly check-in meetings
Task 2 – Site Prioritization, Reuse Planning, and Community Outreach
i. Project Implementation: Community engagement includes establishing/maintaining a project webpage, holding public meetings, generating press releases and social media content, and summarizing/discussing feedback during monthly meetings. CCIDA, with the consultant’s support, will review and prioritize sites nominated for grant funding based on site prioritization criteria. The inventory will be linked to the County’s GIS to maximize its long-term value as a planning resource.
ii. Anticipated Project Schedule: The project webpage will be established in Q1. Community outreach will occur 2-4 times per year throughout the 4-year project, with an emphasis in the first year to nominate additional sites. Site prioritization will begin in Q1 and is expected to be revised and adapted throughout the grant period.
iii. Task/Activity Lead(s): CCIDA will lead outreach to residents and site prioritization, with support from the consultant and project partners.

iv. Output(s): Project webpage, ~12 community engagement activities, summaries of public feedback, list of all sites nominated/approved for funding	
Task 3 – Phase I/II ESAs, Cleanup/Reuse Planning	
i. Project Implementation: CCIDA estimates 21 sites will be assessed. The consultant will prepare Eligibility Determination (ED) requests for prioritized sites and will conduct Phase I ESAs for ~21 sites in accordance with the AAI Final Rule and the ASTM E1527-21 and E1527-13 Phase I ESA Process. The consultant will complete Phase II ESAs for ~8 sites. Prior to field investigation, the consultant will prepare a Master Quality Assurance Project Plan (QAPP) for EPA approval, as well as Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for each Phase II ESA site.	
ii. Anticipated Project Schedule: CCIDA anticipates that the consultant will complete the following: Year 1: Master QAPP, 5 Phase I ESAs, 1 Phase II ESA; Year 2: 7 Phase I ESAs, 3 Phase II ESAs; Year 3: 6 Phase I ESAs, 3 Phase II ESAs; 2 Cleanup Plans, 1 Reuse Plan, Year 4: 3 Phase I ESAs, 1 Phase II ESAs, 3 Cleanup Plans, 2 Reuse Plans	
iii. Task/Activity Lead(s): The consultant will lead technical activities at the direction of CCIDA.	
iv. Output(s): 21 EDs, 21 Phase I ESAs, 1 QAPP, 8 Phase II ESAs, 5 Cleanup Plans, 3 Reuse Plans	
3.b. Cost Estimates: CCIDA is requesting \$500,000 to complete this 4-year assessment project. The table below provides a breakdown of estimated costs by task. An average rate of \$175/hour was used for contractual services. CCIDA will not use grant funds for personnel/fringe costs to administer the grant and will contribute their own resources to manage the activities described herein. As demonstrated under Task 3, 73% of grant funds are allocated for Phase I/II ESAs.	
Task 1 – Project Management, Consultant Selection, Reporting, and Other Eligible Activities: \$32,800	
Travel Total: \$5,700 2027 National Brownfields Conference: \$2,260 (\$1,130/person x 2 people) 2029 National Brownfields Conference: \$2,350 (\$1,175/person x 2 people) Regional/State Brownfields Conference: \$1,100 (\$550/person x 2 people)	
Contractual Total: \$25,900 48 monthly check-in meetings: \$8,400 (48 hours x \$175/hr) Compliance Reporting: \$17,500 (100 hours x \$175/hr)	
Other Total: \$1,200 Conference Registration Fees: \$1,200 (\$200/person x 3 conferences x 2 CCIDA staff)	
Task 2 – Site Prioritization, Reuse Planning, and Community Outreach: \$7,700	
Contractual Total: \$7,700 Community engagement support: \$4,200 (12 events x 2 hours x \$175/hr) Webpage development/maintenance support: \$3,500 (20 hrs x \$175/hr)	
Task 3 – Phase I/II ESAs, Cleanup/Reuse Planning: \$459,500	
Contractual Total: \$459,500 QAPP development: \$7,500 Phase I ESAs: \$126,000 (21 sites x \$6,000/site)	Phase II ESAs: \$240,000 (8 sites x \$30,000/site) Cleanup Plans: \$50,000 (5 sites x \$10,000/site) Reuse Plans: \$36,000 (3 sites x \$12,000/site)

A summary of the proposed budget is provided below:

Budget Categories	Task 1 Project Management	Task 2 Outreach and Planning	Task 3 Assessments	Total
Travel	\$5,700	\$0	\$0	\$5,700
Contractual	\$25,900	\$7,700	\$459,500	\$493,100
Other	\$1,200	\$0	\$0	\$1,200
Total	\$32,800	\$7,700	\$459,500	\$500,000

3.c. Measuring Environmental Results: CCIDA expects to finalize a prioritized list of sites, complete 1 Master QAPP, 21 Phase I ESAs, 8 Phase II ESAs, 5 Cleanup Plans, and 3 Reuse Plans. Budget utilization and project milestones will be tracked using internal shared tracking documents,

as well as EPA's ACRES system. CCIDA will lead monthly conference calls with team members to discuss progress and upcoming tasks. Outcomes of this grant will include assessment results on over 60 acres of land, minimization of exposure to hazardous substances and a community consensus on reuse goals. Should the project deviate from its expected schedule or financial track, CCIDA will work with the EPA to create a corrective measures plan that outlines goals that may include revision of the workplan and/or timeline.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity, 4.a.ii. Organizational Structure & 4.a.iii. Description of Key Staff: The CCIDA is an economic development organization authorized by NYS and Chautauqua County, with an operating budget of \$2.4 million. CCIDA collaborates with the County and its municipalities to increase the tax base and promote job creation through incentives such as low interest loans and tax abatements to companies that create and retain jobs. Governed by an 8-member Board of Directors, the agency has a 9-person staff with the capacity to effectively manage this Assessment Grant. CCIDA Economic Development Manager Nathan Aldrich will serve as the Project Manager and oversee project execution. Mr. Aldrich has a master's degree in urban planning with a specialization in economic development. He has worked in planning and development-related roles in Chautauqua County for almost 10 years and offers expertise in marketing, planning, economic and real estate development and community engagement.

Richard Dixon, CCIDA Chief Financial Officer, will manage the administrative and financial requirements of the Assessment Grant. Mr. Dixon has been with CCIDA for almost 20 years and manages loan portfolios, currently totaling in excess of \$20 million, including the recent EPA RLF.

4.a.iv. Acquiring Additional Resources: When additional expertise is required during the assessment, CCIDA will use a competitive procurement process, consistent with 40 CFR 31.36, to select a consultant(s) to assist. All proposals received from the procurement process will be considered without preference to race, color, religion, sex, sexual orientation, gender identity, national origin, veteran, or disability status. Direct solicitation for procurement will also be sent to DBEs. The CCIDA upholds US Department of Labor and Department of Commerce Good Jobs Principals and expects any contractor hired will also respect and uphold the Good Jobs Principals.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has an EPA Brownfields Grant: CCIDA was awarded a \$600,000 EPA Revolving Loan Fund (RLF) in FY22. The period of performance for this award is 10/1/2022 to 9/30/2027. This project provides loans for local businesses, local and regional developers and community development entities to conduct cleanup activities at known brownfield sites.

(1) Accomplishments: To date, CCIDA's RLF grant team has procured a consultant to assist with RLF management, has established loan requirements, and advertised the program via a flier and website. An internal committee of staff and consultants has been formed, with input from Jamestown and Dunkirk, to discuss potential eligible projects and applicants. One application has been received to date and the first loan of \$325,000 was approved in September 2024 for a supportive affordable housing complex.

(2) Compliance with Grant Requirements: CCIDA is currently in compliance with the grant agreement, workplan and schedule for this RLF grant and is achieving project results in a timely manner. Reports are submitted quarterly in ACRES.

Threshold Criteria

1. Applicant Eligibility

- a. The County of Chautauqua Industrial Development Agency (CCIDA) is eligible to apply for this assessment grant, as the CCIDA is an economic development organization authorized and empowered by the State of New York. Documentation is attached that certifies the CCIDA's legal status.
- b. CCIDA is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code

2. Community Involvement

The CCIDA has made a great effort to encourage community involvement in past brownfield projects and will continue to do so for this EPA Community-wide Assessment Grant.

Community engagement will include:

- *Public Meetings:* Two to four public meetings per year will be held to obtain community input on reuse alternatives and sites, as well as inform the community of reuse planning progress. Meetings will be held virtually as well as at multiple locations throughout the County (community centers/local schools/parks) to maximize participation. Towns and villages within the County will assist in scheduling and facilitating meetings specific to their municipality.
- *Webpage:* CCIDA will work with Chautauqua County to create and maintain a web page for the project, intended to share project information, potential sites and reuse options, meeting information, a site nomination form for the public to recommend additional sites, and contact information for residents to provide feedback and suggestions. CCIDA will monitor feedback, provide responses as warranted and summarize comments monthly.
- *Press Releases:* CCIDA will use local and regional news outlets (i.e., Buffalo News, the Post Journal and WBFO) and the CCIDA/grant website to keep the public informed on project progress and upcoming meetings, as well as calls for feedback and additional site suggestions.
- *Social Media:* Press releases and notifications of public meetings will be posted on various social media outlets such as CCIDA/Chautauqua County's Facebook and Instagram accounts.
- *Hispanic Community:* CCIDA will engage the growing Hispanic population by holding meetings in Hispanic community centers with Spanish-speaking interpreters and Spanish marketing materials available.

During public engagement activities, minutes will be recorded and all materials created by the community will be tabulated or photographed. Materials will be posted on the grant webpage and at local libraries, senior centers and educational facilities throughout Chautauqua County. Feedback gathered from the above sources will be summarized on an ongoing basis and discussed at monthly project team meetings. CCIDA and its team will incorporate all feedback as appropriate, with updates posted on the project webpage.

3. Expenditure of Existing Grant Funds

CCIDA does not currently have an open EPA Assessment or Multipurpose grant.

4. Contractors and Named Subrecipients

A contractor to complete this brownfield assessment project has not yet been procured. Upon award, CCIDA will competitively procure a qualified firm in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500.