



Department of Economic Development

Mayor Jared M. Kraham

Sarah Glose, Director

NARRATIVE INFORMATION SHEET

1. Applicant Identification: Provide the name and full address of the entity applying for funds. This is the agency or organization that will receive the grant and be accountable to EPA for the proper expenditure of funds.

The City of Binghamton
 Binghamton City Hall
 38 Hawley Street
 Binghamton, NY 13901

2. Website URL

<https://www.binghamton-ny.gov/>

3. Funding Requested:

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

4. Location:

- a) City of Binghamton b) Broome County c) New York

5. Target Areas and Priority Site Information:

- a. Target Area: North Chenango River Corridor Brownfield Opportunity Area Study Area

Priority Site Information:

- 10-12 West St. & 445 State Street
- 419-421 Chenango Street
- 488-490 & 510 Chenango St./2 Ogden Avenue

- b. Target Area: Fist Ward Neighborhood Brownfield Opportunity Area Study Area

Priority Site Information:

- 2 Titchener Place
- 55 Seymour Street



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6. Contacts

a. Project Director:

Sarah Glose
Director of Economic Development
38 Hawley Street
Binghamton NY 13901
saglose@cityofbinghamton.gov
(607) 772-7161

b. Highest Ranking Official

Mayor Jared M. Kraham
Binghamton City Hall
38 Hawley Street
Binghamton, NY 13901
jmkraham@cityofbinghamton.gov
607-772-7001

7. Population :

City of Binghamton = 47,969

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.	NA
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).	NA
The priority site(s) is in a federally designated flood plain.	2



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The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority cleanup site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <u>Section 1.B.</u> for priority sites within the target areas.	NA
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	NA

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
625 Broadway, 12th Floor, Albany, NY 12233-7012
P: (518) 402-9543 | F: (518) 402-9722
www.dec.ny.gov

November 5, 2024

Sarah Glose
The City of Binghamton
Binghamton City Hall
38 Hawley Street
Binghamton, NY 13901

Dear Ms. Glose:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates on behalf of the City of Binghamton, dated November 1, 2024, for a state acknowledgement letter for a Federal Year 2025 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the City of Binghamton 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 and II Environmental Site Assessments at sites located in target areas of the North Chenango River Corridor Brownfield Opportunity Area Study Area and the First Ward Neighborhood Brownfield Opportunity Area Study Area. 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 City of Binghamton 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

cc: A. Everett, USEPA Region 2
Y. DeJesus, USEPA Region 2
J. Pelton, DEC Albany
G. Priscott, DEC Region 7
S. Lizlovs, DEC Region 7
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 the City of Binghamton, NY, located approximately 160 miles northwest of New York City along the Pennsylvania border. Binghamton (population 47,969), surrounded by rolling hills and located at the confluence of the Susquehanna and Chenango Rivers, has an industrial legacy dating back to the 1800s. From the days of the railroad, Binghamton was a transportation crossroads and manufacturing center, and has been known for the production of cigars, shoes, and computers. In the late 19th and early 20th centuries, many immigrants moved to the area, finding an abundance of jobs. During the 1880s, Binghamton became the second-largest manufacturer of cigars in the United States. By the early 1920s, Endicott Johnson, a shoe manufacturer, became the region's largest employer with 26,000 employees. During World War II, growth continued as IBM, which was founded in greater Binghamton, emerged as a global technology leader employing 19,000 people in the region. Along with Edwin Link's invention of the flight simulator in 1927 they transitioned the region into a defense industry high-tech economy. Other major manufacturers included Ansco and General Electric. Binghamton's population peaked in 1950 at 80,674. Thereafter the population began a long painful decline, first with the loss of the shoe manufacturing industry due to competition from lower-cost manufacturing centers. By 1990 the City's population had decreased by over 30% to 53,000. The second shoe dropped with the collapse of the Soviet Union and end of the Cold War as defense-related industries faltered, resulting in closures and widespread layoffs. The most notable closure was IBM, which sold its Federal Systems division and laid off thousands of workers. The local economy went into a deep recession, from which the City has not recovered, losing 64% of its manufacturing jobs. From 1950 to today, Binghamton lost a staggering 41% of its population (vs. New York State's 31% population increase) not to mention the closing of hundreds of manufacturers.

Former industrial properties now sit decaying with broken windows, collapsed roofs, exposed asbestos-containing material, and graffiti, inviting vagrants. Many of the factories have totally collapsed leaving behind piles of rubble containing asbestos, and according to the City Fire Marshall, several buildings have fallen prey to arson within the past several years. The declining trend has been set, and the sites will only deteriorate further and pose a greater threat to nearby residents. This former industrial hub is left grappling with the spoils of an industrial past that have profound negative impacts on the City and its people. Economically, these contaminated sites have posed challenges by deterring investment and limiting redevelopment opportunities. Potential investors and developers are often hesitant to engage with properties that require significant cleanup, leading to stagnation in areas that could otherwise be revitalized and economically beneficial. As if these impacts are not enough, Binghamton experienced significant flooding from Tropical Storms Lee (June 2006), Irene (August 2011) and Isaias (August 2020) that caused road closures, disruptions to local businesses and services and millions of dollars in property damage. Additionally, the region has faced challenges from spring flooding, particularly during snowmelt combined with heavy rains. These incidents highlight the ongoing need for effective flood management and preparedness strategies to protect communities along the Susquehanna and Chenango rivers.

This grant will provide critical funding to implement the City's vision to not only address legacy contamination and flooding issues but also to remove blight, provide jobs and access to open space and refurbish buildings for use as low to moderate-income apartments. This grant's Target Area (TA) includes the following BOAs:

North Chenango River Corridor Brownfield Opportunity Area BOA- (NYS funded program to inventory and create reuse strategies in area of concentrated brownfields) - 407 acres, located to the north of downtown, stretching 1.2 miles along the east bank of the Chenango River (from Henry St. north to Beaver St.) and extending 0.25 miles inland to Rt. 363S.

First Ward Neighborhood (FWN) BOA - 506-acres located northwest of downtown to the west of the Chenango River and Binghamton's central business district. The study area is bound to the north by Prospect Street, and to the south by the Conrail Rail line. Glenwood Avenue serves as the area's western boundary and the Chenango River forms a natural boundary on the eastern edge.

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

North Chenango River Corridor (NCRC) BOA – An inventory completed during the BOA preparation identified 28 brownfields totaling 135 acres including former wire manufactures, plating shops, metal finishers,

gasoline stations, dry cleaners, a vacant dilapidated building and deteriorated residences. These sites have the potential to expose surrounding sensitive residents, especially children tempted to trespass on-site to Volatile Organic Compounds (VOCs), polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), petroleum, metals, asbestos, and other carcinogens. Priority sites in this TA include:

- *10-12 West St./445 State St.* – vacant unsecured 3.1-acre site surrounded by vacant land, rundown commercial buildings, and adjacent to an apartment building. No investigation has been completed; however, a wire manufacturer occupied the site from the early 1900s until the 1970s when the building was demolished. There is potential for the site’s soil and groundwater to be contaminated with petroleum, VOCs, and metals. The site was selected as a priority for assessment due to its visibility and potential for mixed-use development and to potentially provide a mental health facility to service the needs of the surrounding sensitive population and be a catalyst for investment in the area.
- *419-421 Chenango St.* – 1-acre unsecured site, surrounded by deteriorating residences and commercial operations, is occupied by a vacant deteriorated building totaling 3,500 ft² that was used as a gasoline station from the early 1900s until the 1990s when the station was abandoned. Reportedly the tanks were removed, however petroleum contamination remains on-site. An investigation is needed to define the extent of impact and design a site remediation plan. The site has the potential to exposure surrounding sensitive population to asbestos, petroleum, VOCs, and lead. The site’s proximity to a deficient firehouse that currently serves the area makes it ideal for the construction of a new firehouse due to its size and road access.
- *488-490 & 510 Chenango St./2 Ogden Ave.* – a 0.4-acre unsecured parcel occupied by four boarded-up dilapidated multi-family homes located in a residential area. Built in the 1940s, the houses are presumed to contain asbestos, other hazardous building materials and an underground fuel tank. The site has the potential to expose the surrounding sensitive population to asbestos, petroleum, VOCs, and lead. The site is a priority for assessment due to its visibility, ability to accommodate a mixed-use building constructed along the street edge with parking to the rear and to encourage investment in the neighborhood.

First Ward Neighborhood (FWN) BOA – An inventory completed during the BOA preparation identified 33 brownfields totaling 70 acres including former film manufacturers, petroleum storage, metal fabrication, gasoline stations, dry cleaners vacant dilapidated buildings, and deteriorated residences. In addition, 49 acres are vacant, and 141 acres are underutilized (partial or deteriorating buildings may only be partially maintained and may be used intermittently by the owner). These sites have the potential to expose surrounding sensitive residents, especially children tempted to trespass on-site due to curiosity, to VOCs, PCBs, PAHs, petroleum, metals, asbestos, and other carcinogens. Priority sites in this TA include:

- *2 Titchener Place* – 3-acre unsecured site located in an area of rundown former industrial building and residences that is occupied by a dilapidated 85,000 ft² building. The site was used to manufacture wire mesh computer baskets from the 1950s until it was abandoned in 2004. The site has the potential to expose surrounding sensitive population to asbestos, petroleum, VOCs and metals. The site is a priority for assessment due to its size and central location in the heart of the Clinton Street commercial corridor.
- *55 Seymour Street* – 2.78-acre site located adjacent to a residential area, owned by General Aniline Film Corporation which operated in Binghamton until 1998 when it was sold to Kodak. All buildings were demolished in the late 90s and early 00s. No environmental investigation has been completed. The site has the potential to expose surrounding sensitive population to petroleum, VOCs and metals. The site is a priority for assessment due to its adjacency to the Charles Street Business Park and its potential to increase available acreage for development at the Park.

1.a.iii. Identifying Additional Sites

Binghamton, in coordination with EPA’s Technical Assistance to Brownfields Communities (TAB) Program, will conduct brownfield awareness training for community members (i.e., leaders/stakeholders and public) and complete public outreach. The training will educate community members on what is a brownfield, the needs and opportunities and encourage community members to assist in identifying additional sites. Due to Binghamton’s industrial legacy, numerous additional brownfields are located in the City. Binghamton will work with partners identified in section 2.bi and the community via periodic outreach meeting to identify, evaluate and prioritize identified sites through public engagement. Factors to be considered are location in disadvantaged census tracts impacts on sensitive populations via EPA’s EJScreen and CJEST, redevelopment potential based on community

goals, the ability to address the needs of underserved communities, projected underserved benefit, removal of environmental contamination, and addressing area- specific EJ40 issues.

1.b. Revitalization of the Target Area

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

Binghamton’s TAs land reuse strategies developed with input from residents and community-based groups, including underserved populations, during the preparation of the BOAs are outlined below:

- Addressing vacant, deteriorating or derelict commercial/ residential blight that discourages investment.
- Encouraging infill development and addressing community needs such as housing and grocery stores.
- Addressing growing social, mental and welfare needs by providing needed medical/mental health services, public safety, fresh food and affordable housing.
- Encouraging job creation through small commercial opportunities and reuse of former industrial sites.
- Addressing flooding and stormwater management issues by utilizing green infrastructure to preserve, restore, or enhance the area’s natural hydrologic functions.
- Encouraging the use of energy conservation and renewable energy.

As noted in the Table below the proposed site revitalization strategies developed with community input, directly align with land reuse plans.

Site	Revitalization Strategy
10-12 West St./ 445 State St.	NYS Office of Mental Health (OMH) has recognized need to reduce demand for psychiatric hospitalizations in the Binghamton area. Design will incorporate green infrastructure, energy efficient design and renewable energy if appropriate.
419-421 Chenango St.	Address Public Safety by using site for firehouse.
488-490 & 510 Chenango St./ 2 Ogden Ave.	Mixed-use development including commercial space, first floor to address neighborhood needs (i.e. fresh food) and affordable housing on upper floors. Design will incorporate green infrastructure, energy efficient design and renewable energy if appropriate.
2 Titchener Pl.	Market study/community input identified need for “Maker Space,” multi-tenant space to attract small business owners/artists/entrepreneurs to share equipment/knowledge/space to create employment. Design will incorporate green infrastructure, energy efficient design and renewable energy if appropriate.
55 Seymour St.	Revitalize with new construction as light industry/advanced manufacturing due to its location adjacent to an existing business park. Design will incorporate green infrastructure, energy efficient design and renewable energy if appropriate.

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

The proposed projects will provide environmental due diligence, cleanup strategies and reuse planning services using local construction crews/vendors and providing work force training, whenever possible, to position priority sites for redevelopment. These activities will remove blight/contamination that will encourage investment by leveraging available funds and resources. In addition, energy use and stormwater runoff will be reduced due to the incorporation of energy efficient designs, renewable energy (i.e., solar) and green infrastructure design principles. Specific site benefits and reuse strategies are noted below.

Site	Benefits
10-12 West St./445 State St.	Investigate/remediate 3.1 acres, remove environmental contamination exposure to surrounding sensitive population, address mental health needs, provide employment (construction, permanent), and reduce energy use and stormwater runoff.
419-421 Chenango St.	Investigate/remediate 1 acre to remove environmental contamination, exposure to sensitive populations and remove the 3,500 ft ² blighted building, address public safety needs and provide employment (construction), reduce energy use and stormwater runoff.
488-490 & 510 Chenango St./2 Ogden Ave.	Remove four dilapidated residences and potential sources of hazardous building materials, address housing/food needs, provide employment (construction and maintenance) and reduce energy use and stormwater runoff.
2 Titchener Pl.	Investigate/remediate 3 acres, remove environmental contaminant exposure to surrounding sensitive population, rehabilitate the 85,000 ft ² building, provide employment (construction, permanent), encourage investment and reduce energy use and stormwater runoff.
55 Seymour St.	Investigate/remediate 2.78 acres, remove environmental contamination exposure to sensitive population, provide jobs (construction, permanent) and reduce energy use and stormwater runoff

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

The City does not have any funding available to complete site assessments, investigations and reuse planning for the noted projects. Without the completion of the assessment/investigation, the projects will not move forward nor will project funding identified below be available. Once environmental issues are understood the City will apply for the following incentives, as applicable, to revitalize the priority sites:

Site	Funding Source	Funding Use
488-490 & 510 Chenango St./ 2 Ogden Ave.	NYS Housing and Community Renewal	Provides tax credits for affordable housing.
10-12 West St./445 State St.; 488-490 & 510 Chenango St/ 2 Ogden Ave.; 419-421 Chenango St.; 2 Titchener Place and 187 Clinton St.	NYS Energy Research Development Agency	Grants and tax credits to fund energy efficient and renewable projects.
419-423 Chenango St.	NYS Emergency Services Revolving Loan Account	2.5% loans to Cities for construction costs of facilities that house firefighting equipment, ambulances, rescue vehicles, and related equipment.
10-12 West St./ 445 State St.	NYS Office of Mental Health	OMH Capital funding is available for property acquisition, construction and/or rehabilitation.
2 Titchener Pl.	NYS Empire State Development Restore NY	\$150M in demolition/rehabilitation funds available statewide to municipalities via annual application process.
55 Seymour St.	NYSDEC Brownfield Cleanup Program Tax Credits	Provides tax credits for site remediation and development to taxpayers via an application process.

1.c.ii. Use of Existing Infrastructure

Each of the TAs are in developed areas that have existing infrastructure including roads, sidewalks and utilities. The BOAs reported that the properties are well served by public water service, public sewer, natural gas, electricity and telecommunications services. The public storm sewer system within the road rights-of-way collects storm runoff from the private developments and transfers drainage off-site. The utility network (gas, water, sewer, etc.) has adequate capacity to serve the noted site revitalization since the systems were designed to service a larger population and number of businesses and is now underutilized due to population loss. The use of existing infrastructure aligns with sustainable development goals and contributes to efficient land use.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

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

As a small rural city with a declining population (80,674 1950 vs 47,961 2020), Binghamton suffers from persistent poverty (31.7% vs 13% NYS), low per capita income (\$30,282 vs, \$47,173 NYS) low home median values (\$145,000 vs \$405,000 NYS) and crushing property tax rates, almost double NYS average (\$18.96 /\$1,000 vs \$11.21/\$1,000 NYS). These financial issues are amplified in the TAs where 62% and 45% of the population are low income compared to NYS’s rate of 28%. The high degree of poverty creates a large demand for services that is 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 City is unable to address brownfields without outside assistance and must rely on outside funding such as this grant. Without this funding the sites will continue to be a threat to the surrounding sensitive population.

Sensitive Populations	Binghamton	NCRC TA	1 st Ward TA	NYS/USA
Low Income	52%	62%	45%	28%/30%
Unemployment Rate	10%	10%	19%	6%/6%
<HS Education	14%	19%	17%	12%/11%
<5 yrs. old	5%	5%	8%	5%/5%
>64 yrs. old	17%	31%	20%	17%/18%

Bolded Numbers exceed NYS and/or US average

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

EJ Screen was used to evaluate whether the TAs’ 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 five years old, and people over 64. Other sensitive populations, according to the Broome County (BC) Community Health Assessment (BCCHA) include infants <1 year old

with elevated mortality rates (5.8/1,000 births BC vs. 4.5 NYS) and newborns with neonatal withdrawal symptoms and/or affected by maternal use of drugs (23/1,000 newborns BC vs 9 NYS.) Also, pregnant women are impacted, as evidenced by an elevated percentage of pregnant women in The Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) with hypertension during pregnancy (10.6 BC vs 7.1 NYS). Sparse health data is available for Binghamton; according to the BCCHA and New York State Department of Health (NYSDOH) unless otherwise noted, these sensitive populations in BC are adversely impacted by the following health and welfare issues:

- Poverty - 31% vs 13% NYS, US census.
- Teen pregnancy per 1,000 females - 17 BC vs. 9.9 NYS.
- Food insecurity - 28.5% BC vs. 11.7% NYS.
- Households receiving food stamps - 29.8% BC vs. 15.4% NYS Statistical Atlas.
- Self-Inflicted injury hospitalizations per 10,000- 6.7 BC vs. 3.7 NYS
- Opioid overdose deaths ages 18-44 per 100,000- 52 BC vs. 25.2 NYS.
- Confirmed lead blood level >10 mg/l in children <72 mo. per 1,000 8.0 BC vs 3.8 NYS.
- Arrests for property crimes ages 16-21 per 10,000- 146.7 Binghamton vs. 99 NYS
- Lack of access to broadband - Binghamton 17% vs 12% NYS, EJScreen
- Flood risk - Binghamton 16% vs 11% NYS, EJScreen

Identification and investigation will encourage site remediation, leading to reduction of sensitive populations' exposure to hazardous contaminants, blight, and substandard living conditions. These improved conditions will provide a positive outlook for the community, due to the availability jobs, affordable housing, fresh food, mental health assistance, healthier living conditions and connection with community which research by the Center for Disease Control and Prevention has demonstrated can lead to longer life, better health, and improved well-being.

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

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:

- Stroke per 100,000 - 31.1 BC vs. 24.1 NYS.
- Cancer Mortality per 100,000 – 218.7vs 149.2 NYS.
- Lung and bronchus cancer per 100,000 - 66.2 BC vs. 59.2 NYS.

Disease/Health Condition	Binghamton	NCRC TA	1 st Ward TA	NYS/USA
Low Life Expectancy	19%	16%	20%	17%/20%
Heart Disease	7.3	8.5	7.3	5.5/5.8
Asthma	13.1	14.4	13.2	10.9/10.3
Cancer	6.8	6.1	6.7	6.3/6.3
Persons w/Disabilities	19.4%	29.8	24.4%	12.3%/13.7%
Bolded Numbers exceed NYS and/or US average				

- Mortality rate for premature death cardiovascular diseases per 100,000– 132 BC vs. 102.4 NYS; Heart Diseases per 100,000 -107.6 BC vs. 83.4; Coronary Heart Disease per 100,000- 68.9 BC vs. 66.4 NYS.

Many of the poor health conditions (stroke, cancer, heart disease, etc.) may be attributed to the exposure to environmental contamination including VOCs, PAHs and metals which are present at numerous former industrial sites. Elevated incidence of blood lead levels can be attributed to lead paint within homes consistent with Binghamton's median home

construction date of 1939 (US Census). Binghamton will focus projects for greatest benefit in areas experiencing the highest incidence of adverse impacts by: 1) improving employment rates and income through family-wage job creation; 2) reducing the percentage of income spent on housing by promoting the construction of additional affordable housing; 3) improving health outcomes by reducing environmental hazards through the assessment/cleanup of brownfields contaminants; 4)

Pollution and Sources	Binghamton	NCRC TA	1 st Ward TA	NYS/USA
Lead Paint	0.67	NA	0.81	0.54/0.3
RMP Prox.	0.97	1.1	0.67	0.21/0.57
Bolded Numbers exceed NYS and/or US average				

encouraging investment by eliminating blight; and 5) providing needed mental health and community services.

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) and RMP proximity (population adjacent to active manufacturing facilities). Also, as noted on **Table 4**, each of the TAs includes a disadvantaged community (as identified by CEJST): NCRC -36007000400 and FWN - 36007000500 that are burdened by legacy pollution, health, housing, workforce development, transportation and energy as noted in the Table.

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

To promote EJ, the City 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:

- Legacy Pollution – assessment/remediation of sites
- Health – removal of contaminant, availability of fresh foods, improved living conditions
- Housing – rehabilitation/construction of affordable housing
- Workforce development – job creation during remediation and creation of jobs due to establishing industrial and commercial space.
- Transportation – infill development – job creation during remediation and creation of jobs due to establishing industrial and commercial space;
- Energy - energy efficiency and where possible renewable energy (i.e., solar) installed with rehabilitation/new construction.

No displacement of residents or businesses is planned; 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 they will benefit from a healthier living environment due to blight removal, increased tax revenue, job opportunities, available affordable housing, mental health services and enhanced public safety. The City 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. Binghamton will collaborate with partners listed in Section 2.b.i to identify issues that impact sensitive populations. Binghamton will work to build capacity and leadership skills within EJ communities to empower them to play a significant role in revitalization through the 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 in community outreach. Binghamton’s discussions with these partners have all met with strong affirmation of the importance of addressing brownfields. The community partners listed below will identify community 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 that they serve.

Partner Name	Point of Contact	Specific Role in Project
Broome Tioga BOCES	Dr. Rebecca Stone, Superintendent Broome-Tioga BOCES 607-766-3802 rstone@btboces.org	Broome Tioga BOCES provides workforce solutions to enhance job skills, assist in job searches, offer GED preparation classes, and post job openings for small businesses, conducts career-oriented educational services to adults and high school students.
Broome County Industrial Development Agency (BCIDA)	Stacey Duncan, Executive Director 607-584-9000 smd@theagency-ny.com	BIDA supports economic growth, administering financial assistance, and connecting employers and workers.

Burden Category	Burden and Socioeconomic Thresholds by Census Tract 3600700	
	0400	0500
Legacy pollution	NA	Prox. To Hazardous Waste Facility 94th Low Income 98th
Health	Asthma 93 rd Low Income 87 th	Asthma 93 rd Low Income 98th
Housing	Lead Paint 96 th Low Income 87 th	Housing Cost 99 th Low Income 98th
Workforce Development	Poverty 90 th <HS Ed. 13%	Low Med Inc. 97 th Poverty 97 th Unemployment 97 th < HS Ed 21%
Transportation	Traffic Prox 90 th Low Income 87 th	
Energy	NA	Energy Cost 97 th 94 th Low Income 98th

Partner Name	Point of Contact	Specific Role in Project
DePaul	Chris Syracuse, Ex, Dir. Chris.syracuce@depaul.org 585-426-8000	Provides continuum of mental health residential services including housing, licensed congregate treatment, single-site supportive housing and supportive scattered-site housing
Small Business Dev Center	Rochelle Layman, Director rlayman@binghamton.edu, 607-777-4024	Works with individuals and small businesses to write business plans, secure funding and provided counseling.
NYS Department of Environmental Conservation	Gary Priscott gary.priscott@dec.ny.gov	State Agency Site Investigation plan review and oversight.
Binghamton Fire Department	Alan Gardiner, Acting Chief algardiner@cityofBinghamton.gov 607-772-7016	Assist with decisions for redevelopment of 419-421 Chenango as a Fire House.
Broome County Urban League	Jennifer Lesko, President jlesko@bcul.org 607-723-7303	Community based organizations that represent residents in the Target areas. The group empowers the urban poor by helping them achieve economic self-reliance, parity and civil rights.
Actions for Older Persons Inc. (AOP)	Jessica Stone Executive Director 607-722-1251	AOP provides services to enhance adult living including unbiased information to empower older adults and their families to make informed decisions.

2.b.iii. Incorporating Community Input

Binghamton will continue the public engagement process developed during the BOA process by ensuring that stakeholders (i.e., county officials, residents, municipalities, and organizations listed in the table above) are educated on brownfields and are aware of the activities. Therefore, Binghamton will develop a written Community Involvement Plan that will identify stakeholders, residents/groups directly impacted, outreach events, frequency, and methods. A total of 8-12 public meetings will be held during the 4-year grant to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures from the cleanup and redevelopment activity, and reuse planning. In addition, 2-4 brownfield committee meetings will be held each year. Outreach events, open to the public, will be advertised through City 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 City 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. Binghamton has already begun engaging target area residents, business owners, and community advocates to solicit their input regarding our brownfield project and will continue to do so during the grant period. A public meeting will be held in the second quarter of the grant period to discuss goals, planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites. Neighborhood groups, lenders, area businesses, and developers will also be encouraged to attend in order to maximize stakeholder engagement. Binghamton staff will catalog stakeholder input for reference when determining assessment and redevelopment priorities. As the project progresses, we will involve stakeholders in the decision-making process regarding prioritization, assessment, site marketing, cleanup planning, and feedback on reuse. The city will evaluate stakeholder input against development goals and available resources, adopting feedback that feasibly meets these criteria. In addition, meetings will be readily available on-line services.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS

3.a. Description of Tasks/Activities and 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 Binghamton in accordance with Binghamton 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 earned, and resources leveraged at grant completion. Binghamton anticipates one member will attend one local and two 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: Binghamton with support from 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 Binghamton attending three brownfield events, approximately 48 monthly meetings and minutes 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 two and three; 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., PI, PII, 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 Binghamton legal representative to obtain access agreements. Sites will be selected that can support near term growth and spur economic activity in underserved areas.

ii. Anticipated Project Schedule: Qtr. 1: Preparation of community involvement plan/outreach materials, development of site inventory and prioritization of sites to be assessed. Qtr. 2: Meetings with the task force, community members, and property owners throughout the grant period (4 years). Update inventory twice in years two and three to in response to community input.

iii. Task/Activity Lead: Binghamton with support from 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 one to two times per year.

Task 3 – Phase I/Phase II ESAs/RBMs, Cleanup, Reuse Planning

i. Project Implementation: Based on the outcome of Task 2, Binghamton will direct QEP to obtain EPA site approvals, prepare a master Quality Assurance Project Plan (QAPP)/Health and Safety Plan (HASP), conduct 10 Phase Is in accordance with All-Appropriate Inquiries Final Rule and ASTM International (ASTM) E1527-21 Phase I ESA standard. Completion of up to three Phase IIs conforming to EPA/NYSDEC requirements and ASTM 1903-11. Regulated Building Material (RBM) surveys will be completed at up to two 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 start with all listed Priority Sites. Phase IIs are anticipated to be done at 10-12 West St. & 445 State St. and 2 Titchener Pl. due to industrial history and lack of assessment information and 187 Clinton Street due to its location near emerging businesses. Up to three Site Reuse Assessments, three Site Reuse Vision, and one Resource Roadmap plans and studies will be completed due to a lack of market information, to facilitation reuse. Resource Roadmap plans will be developed for one priority site after completion of Phase Is and Phase IIs. All subcontractors will be procured following grant and Binghamton requirements.

ii. Anticipated Project Schedule: Yr.1: Master QAPP, 6 Phase Is, one RBM survey; Yr.2: four Phase Is, 1 RBM survey, three Phase IIs; Yr.3: Three Site Reuse Assessment, three Site Reuse Vision, and one Resource Road maps will be completed based on results of P1/PII/community input.; Yr.4: Completion of any incomplete plans.

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

iv. Outputs: One master QAPP/HASP, 13 access agreements/EPA site approvals, 10 Phase Is, three Phase IIs, two RBMs, three Site Reuse Assessment, three Site Reuse Vision, and one Resource Road Maps.

3.b. Cost Estimates: Project cost estimates are provided by task below. Binghamton will use less than 5% of grant funds for personnel/fringe costs to help administer the grant and will contribute their own resources to manage the activities described herein. As noted below, 48% of grant funds are allocated to Phase I/II/RBMs, and site-specific cleanup planning and 35% of grant funds are allocated to eligible reuse planning activities.* Contractor costs are based on an average labor rate of \$170/hr. If funds are remaining from any tasks,

Binghamton will re-allocate for an additional PII or Plans, depending on the results of the P1, PII and community input.

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

Personnel/Fringe Benefits: \$16,590; Compliance reporting: \$13,272 (168 hrs. x \$79/hr. x one staff); \$3,318 Fringe Benefits

Travel Total: \$4,090: 2025 National Brownfields Conference (Chicago): \$1,525 (\$1,525/person x1 Binghamton member); 2027 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/person x1 Binghamton Member); 2026 Regional/State Brownfields Conference (Location TBD): \$1,040 (\$1,040/person x1 Binghamton Staff Member) Contractual Total: \$8,160; 48 monthly check-in meetings: \$8,160 (48 hrs. x \$170/hr. x1 staff); Other Total: \$600; Conference Registration Fees: \$600 (\$200/person x3 conferences x1 Binghamton Member)

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: \$13,000 (2 sites @\$6,500ea); Update Master QAPP/HASP: \$5,900 (1 QAPP x \$5,900/QAPP); Cleanup/ABCAs: \$8,862 (1 sites @\$8,862ea); Phase I ESAs: \$55,000 (10 sites @\$5,500/ea); Phase II ESAs: \$159,900 (3 sites @\$53,300ea, average); Resource Roadmap*: \$16,868 (1 sites @\$16,868 ea); Site Reuse Assessment *: \$73,200 (three sites @\$24,400ea); Site Reuse Vision*: \$87,000 (3 sites @\$29,000 ea) *Plan activities as prescribed @ <https://www.epa.gov/brownfields/information-eligible-planning-activities>.

Budget Categories	Task 1:Project Mgt., Reporting & Other Eligible Activities	Task 2: Community Engagement & Site Inventory/Prioritization	Task 3: Phase I/II ESAs/RBM/& Cleanup/Reuse Planning	Total
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

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

Binghamton will set milestones/benchmarks, track, measure, and report outputs (i.e., number of completed Phase I/II ESAs and public meetings) and outcomes (e.g., acres assessed, sites in Justice40 area, steps toward redevelopment plans, land remediated and redeveloped, redevelopment investment value, and other funding leveraged) in ACRES at project milestones (site investigation completed, cleanup/reuse planning initiated/completed). Actual outputs will be compared to the estimated number of outputs listed at 3.a. Binghamton will document outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, and community outreach/meetings) in quarterly reports. Binghamton will evaluate the project progress semi-annually and, if goals are not met, will discuss with EPA Project Officer, local stakeholders, and QEP to adjust project approach. A project-specific spreadsheet will be developed to track outputs and associated milestones noted for activities within Task 3. This spreadsheet will be updated and presented to stakeholders quarterly to ensure project completion. Measurements will include tracking that at least 80% of the funding for site-specific activities is for underserved communities.

4.0 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability, 4.a.i. Organizational Capacity, 4.a.ii. Organizational Structure and 4.a.iii. Description of Key Staff

Binghamton’s Office of Economic Development (BOED), which is experienced in administration, financial manager, retaining and oversee consultants to implement technical activities will oversee all aspects of the project to ensure timely completion of key milestones. BOED, which reports to Binghamton’s Office of the Mayor, works in partnership with citizens, stakeholders in the public and private sectors, and other City departments to reserve and develop decent, safe and affordable housing opportunities and increase homeownership; foster job growth, employment, and entrepreneurial opportunities; increase civic engagement and citizen participation; and revitalize Binghamton’s use of the rivers and waterfront areas. Binghamton is a City with "strong" mayor–council form of government. The mayor and councilors are elected to four-year terms and are limited to serving two terms. The Binghamton City Council is a unicameral body of seven Council members whose districts are defined by geographic population boundaries.

The project will be managed by BOED’s Director of Economic Development, Sarah Glose who has experience providing technical assistance with federal/state funding programs including CBDG, NYS Community and Housing Renewal, State parks and Recreations and NYSDOT. She has relevant experience in public participation/engagement processes and development of projects identified as priorities by previously awarded applications. Ms. Glose will oversee grant administration, fiscal accounting, and compliance, and will be assisted by Joel Boyd, BOED Assistant Director of Economic Development. Mr. Boyd will serve as a senior technical resource to Ms. Glose. and will be responsible for oversight of the QEP, managing all financial aspects and day-to-day grant activities, completing quarterly reports, disbursements, coordinating public outreach events, responding to comments, maintaining records, etc. Sophie Bergman, Esq, Corporation Counsel, a municipal attorney with over ten years of experience, will assist with site assessment, access agreements and other legal issues.

4.a.v. Acquiring Additional Resources

BOED has systems in place to acquire additional resources. BOED posts all bid requests on its website and provides proposal templates/workshops to assist local contractors and promote equity in hiring. BOED 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: Binghamton 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.

Grant Agency	Awarded Grant \$	Date Award/ Completed	Purpose	Outputs	Accomplishments
NYS Energy Research and Dev. Authority NYSERDA	\$250,000	July 30, 2018 - March 31, 2021	Complete 4 high-impact actions to earn initial Clean Energy Communities designation so eligible for additional clean energy	4 commercial energy eff/clean energy projects; 20 residential energy eff/clean energy projects; and Purchased 2 electric vehicles for city's fleet and install 2 electric vehicle charging stations	Completed : 10 Commercial Projects 26 Residential Projects Purchased 2 Nissan Leaf EV Installed EV station *MCTo2e reduced 309.22 tons
NYS Homes and Comm. Renewal/ Affordable Housing Corp	\$350,000	March 2018 – June 2023	Home improvement projects to correct structural defects that threaten health and safety of the residents, and prolong home life.	Remediation of code deficiencies in low-mod income homeowner dwellings typically related to high cost deferred maintenance problems.	29 single family homes were rehabbed to correct code deficiencies and to address ADA needs.

(2) Compliance with Grant Requirements: During the administration of the above-mentioned grants, meetings were held at milestones by Binghamton 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 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.

**The City of Binghamton (NY)
Community-wide Assessment Grant**

THRESHOLD CRITERIA RESPONSES

1. Applicant Eligibility

The City of Binghamton is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a City and is tax exempt.

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

Not applicable.

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

Not applicable.

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. Binghamton’s discussions with these partners have all met with strong affirmation of the importance of addressing brownfields. The community partners listed below will identify community 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 that they serve.

Partner Name	Point of Contact	Specific Role in Project
Broome Tioga BOCES	Dr. Rebecca Stone, Superintendent Broome-Tioga BOCES 607-766-3802 rstone@btboces.org	Provide workforce solutions to enhance job skills, assist in job searches, offer GED preparation classes, and post job openings for small businesses, conducts career-oriented educational services to adults and high school students. BIDA supports economic growth, administering financial assistance, and connecting employers and workers.
Binghamton Industrial Development Agency (BIDA)	Stacy Duncan, Executive Director 607-584-9000 s.duncan@theagency-ny.com	
DePaul	Chris Syracuse, Ex, Dir. Chris.syracuce@depaul.org 585-426-8000	Provides continuum of mental health residential services including housing, licensed congregate treatment, single-site supportive housing and supportive scattered-site housing
Small Business Dev Center	Rochelle Layman, Director rlayman@binghamton.edu, 607-777-4024	Works with individuals and small businesses to write business plans, secure funding and provided counseling.
NYS Department of Environmental Conservation	Gary Priscott gary.priscott@dec.ny.gov	State Agency Site Investigation plan review and oversight.
Binghamton Fire Department	Alan Gardiner, Acting Chief algardiner@cityofBinghamton.gov 607-772-7016	Assist with decisions for redevelopment of 419-423 Chenango as a Fire House.

**The City of Binghamton (NY)
Community-wide Assessment Grant**

THRESHOLD CRITERIA RESPONSES

Partner Name	Point of Contact	Specific Role in Project
Broome County Urban League	Jennifer Lesko, President jlesko@bcu1.org 607-723-7303	Community based organizations that represent residents in the Target areas. The group empowers the urban poor by helping them achieve economic self-reliance, parity and civil rights.
Actions for Older Persons Inc. (AOP)	Jessica Stone Executive Director 607-722-1251	AOP provides services to enhance adult living including unbiased information to empower older adults and their families to make informed decisions.

Binghamton will continue the public engagement process developed during the BOA process by ensuring that stakeholders (i.e., county officials, residents, municipalities, and organizations listed in the table above) are educated on brownfields and are aware of the activities. Therefore, Binghamton will develop a written Community Involvement Plan that will identify stakeholders, residents/groups directly impacted, outreach events, frequency, and methods. A total of 8-12 public meetings will be held during the four-year grant to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures from the cleanup and redevelopment activity, and reuse planning. In addition, two – four brownfield committee meetings will be held each year.

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The City of Binghamton (NY)
Community-wide Assessment Grant

THRESHOLD CRITERIA RESPONSES

We have already begun engaging target area residents, business owners, and community advocates to solicit their input regarding our brownfield project and will continue to do so during the grant period. A public meeting will be held in the second quarter of the grant period to discuss goals, planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize stakeholder engagement.

5. Expenditure of Existing Grant Funds

The City of Binghamton affirms that it does have an active EPA Brownfields Assessment Grant.

6. Contractors and Named Subrecipients

Not applicable.

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

Not applicable.