



NARRATIVE INFORMATION SHEET

1. Applicant Identification:
Safe Harbors of the Hudson, Inc. (SHoH)
111 Broadway
Newburgh, NY 12550
845-784-1103

2. Website URL
<https://safe-harbors.org/>

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

4. Location:
 - a) Newburgh
 - b) Orange County
 - c) New York State

5. Target Area consists of the Newburgh Hillside Brownfield Opportunity Area (BOA). An area of extensive Brownfield Planning that extends 1.3 miles along the Newburgh Hudson River waterfront from South Williams Street extending north to road and .1 mile inland to Grand Street.

Priority Brownfield Sites:
 1. 2 Montgomery Street, Newburgh, NY
 2. 207, 207 Rear, 209, 215 Water Street (Water Street Assemblage), Newburgh, NY
 3. Newburg Ferry Terminal, 2 Washington Street, Newburgh, NY
 4. 1 Lafayette Street, Newburgh, NY

6. Contacts

a. **Project Director:**

Lisa Silverstone, Executive Director
 Safe Harbors of the Hudson, Inc. (SHoH)
 111 Broadway
 Newburgh, NY 12550
lsilverstone@safe-harbors.org
 (845) 784-1103

Chief Executive/Highest Ranking Official

Lisa Silverstone, Executive Director
 Safe Harbors of the Hudson, Inc. (SHoH)
 111 Broadway
 Newburgh, NY 12550
lsilverstone@safe-harbors.org
 (845) 784-1103

7. Population :

City of Newburgh = 28,143

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).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority cleanup site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	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.	N/A

9. Letter from State

Separate Attachment from the NYS Dept. of Environmental Conservation

10. Releasing Copies of Applications: N/A

This information is not confidential, privileged, or sensitive and may be made public.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

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November 5, 2024

Lisa Silverstone
Executive Director
Safe Harbors of the Hudson, Inc.
111 Broadway
Newburgh, NY 12550

Dear Ms. Silverstone:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates on behalf of Safe Harbors of the Hudson, Inc. (SHoH), 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 Safe Harbors of the Hudson, Inc. 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 Newburgh Hillside Brownfield Opportunity 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, Safe Harbors of the Hudson may only expend up to \$200,000 of the grant on a specific site.

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

Sincerely,

Karen Diligent

Karen Diligent
Director, Bureau of Program Management

ec: A. Everett, USEPA Region 2
Y. DeJesus, USEPA Region 2
S. Saucier, DEC Albany
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

At just 3.8 mi² and located along the shores of the Hudson River within Orange County 75 miles north of New York City, Newburgh, NY (population 28,143) is a poor extremely diverse City. Newburgh was a thriving center of industry, with over 100 manufacturing plants including several ship-building facilities established by the end of the 19th century. The City grew with the expansion of its shipyards and manufacturing facilities to meet the needs of World War II, and the Vietnam War, as well as the conversion of the local airport into Stewart Airforce Base in 1948. As the economy grew, people migrated to Newburgh for low-skill manufacturing jobs, and the City's population peaked at 31,956 in the 1950s. However, population fell thereafter from a combination of national and regional factors. These included the closure of wartime factories, development of the interstate highway system, utility and taxation incentives that pulled industry south and west and the closing of Stewart Air Force Base in 1970 which employed over 6,000 people. Between 1971 and 1973, the City demolished nearly 1,300 buildings along the waterfront in a once thriving downtown residential/commercial district known as Clinton Square indiscriminately spreading contamination throughout the area. This failed urban renewal attempt reduced neighborhoods to rubble, uprooting minorities and impoverished residents without any new suitable housing options. The detrimental effects of these actions still ripple through the community and the area remains vacant to this day.

As if the loss of jobs and failed urban renewal attend are not enough, the City recently discovered that its water supply contains Per-and polyfluoroalkyl substances (PFAS) and Perfluorooctane sulfonate (PFOS) due to the use of firefighting foams at the Stewart Air Force base which is located adjacent to the City water supply. Due to the lack of financial resources, the PFAS could potentially have dramatic impacts on the impoverished population's ability to obtain and purchase uncontaminated bottled water. The declining trend has been set, and the brownfields 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 (abandoned, collapsing buildings, vacant storefronts, diminished incomes, emigration, deteriorating homes and financial strain) 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 may require significant cleanup, leading to stagnation in areas that could otherwise be revitalized and economically beneficial. This grant will provide critical funding to investigate and complete remediation planning at brownfields and enable the removal of blight, creation of jobs, and access to open space, the waterfront, affordable housing and fresh food.

The **Target Area (TA)** consists of the Newburgh Brownfield Opportunity Area (BOA -area selected by the NYS to complete extensive brownfield planning to identify, inventory and develop conceptual reuse plans). The BOA extends 1.3 miles along the Newburgh Hudson River waterfront from South Williams Street north to Nicoll Street and 0.25 miles inland to Johnston Street.

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

The TA is a graveyard of vacant lots and abandoned buildings (estimated 50 lots), with at least 25 documented Brownfields occupying 40 acres that once housed numerous manufacturing facilities including welders, steel manufacturers, foundries, coal and petroleum storage and commercial properties. Large swaths of buildings within the TA were demolished in the early 1970s, spreading contaminants including metals, volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbons (PAHs) throughout the area. Priority Brownfields include:

2 Montgomery St. - 1.8-acre vacant grass-covered parcel is part of the Clinton Square area, also known by City residents as the Hillside. This parcel was historically occupied by residences and commercial entities until a failed attempt at urban renewal in the 1970s demolished all the buildings. The demolition was a rushed process completed prior to environmental regulations. Hazardous building materials (lead paint, asbestos, and PCBs), as well as hazardous chemicals (VOCs and PAHs), metals, and petroleum associated with historical uses were therefore not addressed. Numerous environmental concerns including soil and groundwater contamination

associated with VOCs, PAHs, metals, asbestos, PCBs, etc. are expected to be present based on a Phase I Environmental Site Assessment (ESA) that was conducted on the site. This site is a priority for further assessment due to its prominent location on the Hillside and capacity to demonstrate to residents that the City is committed to revitalizing a once flourishing neighborhood.

207, 207 Rear, 209, 215 Water St. (Water Street Assemblage) - 1.58-acre vacant assemblage of four properties located on the waterfront was historically occupied by commercial retail stores from at least the mid-1800s until a failed attempt at urban renewal in the 1970s demolished all the buildings. The site has remained vacant since that time. Several potential environmental issues have been identified at the site during a Phase I ESA. These include the likely presence of petroleum products, metals, asbestos and VOCs due to the former commercial use of the property and the likelihood of urban fill/construction and demolition (C&D) materials impacting the soil and groundwater with VOC, PAHs, and metals to be present on-site. This site is a priority for further assessment since it is the gateway to the waterfront area and redevelopment would improve the overall appearance of this area and stimulate the momentum of revitalization for adjacent waterfront.

Newburgh Ferry Terminal, 2 Washington St. - 12-acre underutilized waterfront parcel, located within a federally designated flood plain, consists of surface parking, a ferry dock and several ancillary buildings. It offered ferry service between Newburgh and Beacon from 1743 until its retirement in 1963. The ferry ships were scrapped on-site and the port area (maintenance shop, fuel tanks, etc.) was demolished in the early 1970s as part of the failed urban renewal project. Potential contamination, including metals, PCBs, VOC, PAHs, etc. has not yet been investigated. This site is a priority for assessment since it is critical to the City waterfront appearance, and due to its potential to manage additional ferry traffic, create trails, open space, and generate tourism along the waterfront.

1 Lafayette St. - 1.44-acre parking lot is located just south of the former Clinton Square. The site was operated as a pattern storage building and manufacturer and a union hall from the late 1800s until the early 1970s. There is a potential for contaminated groundwater to have migrated on-site from the adjacent properties and for industrial waste to have been disposed on-site. Additionally, demolition of the Site buildings that occurred as a result of urban renewal during the 1970s could have resulted in the deposition of urban fill/C&D materials which may have impacted the soil and groundwater with VOCs, PAHs, and metals. This site is a priority for further assessment due to its prominent location adjacent to historic Washington Headquarters and redevelopment would provide residents and tourists an opportunity to benefit from this rich historic district.

1.a.iii Identifying Additional Sites

Safe Harbors of the Hudson (SHoH) will utilize the existing BOA Task Force, a standing group of community members that works with the community to inventory and identify Brownfields, prioritize sites and identify their best reuse based on community input. The Task Force, which meets periodically (about every two months at open public meetings) and has community outreach days every six months, consists of a cross section of community members (Newburgh officials, Urban Renewal Legacy, NAACP, Habitat for Humanity, Hillside Tenant Association, Lower Broadway Business Representative, Newburgh Ministerial Representative, Economic Development and local realtor). Each of the Task Force members has a basic understanding of Brownfields, community issues, and economic development. Due to Newburgh's industrial legacy, we believe numerous additional sites will be identified. The Task Force will work with community members through public engagement to identify and prioritize sites based on location within disadvantaged census tracts as identified by CJEST, presence of sensitive populations, and redevelopment potential based on community goals. During the process the Task force will identify the needs of the disadvantaged community, projected benefit, removal of environmental contamination and addressing area-specific environmental justice (EJ) issues. SHoH will ensure that at least 40% of the sites are within disadvantaged census tracts as defined by the Climate and Economic Justice Screening Tool (CEJST).

1.b. Revitalization of the Target Area

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

Redevelopment will be guided by the BOA which has identified the following revitalization goals:

- Explore policies and housing/ownership models that support equitable development, wealth-building, and restitution for urban renewal descendants.
- Support mixed-use and mixed-income redevelopment that balances community and economic development.
- Expand and augment park and open space within the city and along the waterfront.
- Continue to work with private developers on the waterfront to integrate publicly accessible green space and public access to the water (per zoning)
- Further, expand parks and connect trails not currently connected to one another and connect city parkland; specifically parks adjacent to the riverfront.

Site	Revitalization Strategy
2 Montgomery St	Revitalize as mixed 4-story building w/commercial space on 1st floor and affordable housing on the upper 3 floors to address blight, provide affordable housing, commercial space to meet local needs (i.e., medical, childcare, fresh food, etc.) and an opportunity to support equitable development, wealth building and restitution for urban renewal descendants. Energy efficient, renewable energy and stormwater management features will be incorporated into designs whenever appropriate.
Water St Assemblage	Revitalize as mixed 4-story building w/commercial space on 1st floor and affordable housing on upper 3 floor to address blight, provide affordable housing, commercial space to meet local needs (i.e., medical, childcare, fresh food, etc.) an opportunity to support equitable development, wealth building and restitution for urban renewal descendants. . Energy efficient, renewable energy and stormwater management features will be incorporated into designs whenever appropriate
Newburgh Ferry Terminal, 2 Washington St	Relocation of Newburgh Ferry Terminal in coordination with new waterfront redevelopment to open prominent waterfront parcel for revitalization including flood mitigation, commercial activities to provide jobs, tax revenue and access to waterfront and trail connections. Energy efficient, renewable energy and stormwater management features will be incorporated into designs whenever appropriate
1 Lafayette St	Revitalize site as a park to provide open space adjacent to the historical Washington Headquarters.

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. Once executed the revitalization strategy for the priority sites will benefit the community in numerous ways, including increased economic investment and development, increased access to open/green spaced, improving resiliency to climate change and where possible include the use of renewable energy. Most importantly redevelopment provides the community an opportunity to address past indiscretions against minorities and impoverished residents.

Site	Outcomes and Benefits
2 Montgomery St.	By redeveloping the site for mixed use, affordable housing, jobs and commercial space needed for needed services (i.e., fresh food, childcare, health), will be created and tax revenue will increase. The project development and blight removal will encourage additional investment in the community.
Water St Assemblage	By redeveloping the site for mixed use, affordable housing, jobs and commercial space needed for needed services (i.e., fresh food, childcare, health), will be created and tax revenue will increase. The project development and blight removal will encourage additional investment in the community...
Newburgh Ferry Terminal, 2 Washington St	By redeveloping the site, needed waterfront access/commercial space, jobs will be created and tax revenue will increase. The project development and blight removal will encourage additional investment in the community.
1 Lafayette St	Site redevelopment will remove blight, provide open space that will spur economic development in the neighborhood through the increase in visitors needing commercial services (food and shopping).

Energy efficiency will be realized due to the application of the building code requirements (NYS Energy Code Chapter 4 Section C4102-C408) for rehabilitation and/or construction of new affordable housing. Renewable energy such as roof-mounted solar energy will be utilized where feasible and the use of EV charging stations will be considered. Local ordinances that incorporate Incorporation of Green Infrastructure design principles will minimize stormwater generation and potential impacts to the Hudson River. In addition, the planting of trees to provide shade/cooling and improve streetscapes will be encouraged.

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. The City will leverage the following incentives to revitalize the priority sites:

Site	Funding Source	Funding Use
2 Montgomery St, Waterfront Assemblage	NYS Housing and Community Renewal	Provides tax credits for the construction of affordable housing units.

2 Montgomery St, Waterfront Assemblage, Newburgh Ferry Terminal, 2 Washington St	NYS Energy Research Development Agency	Grants and tax credits to fund energy-efficient and renewable projects.
1 Lafayette St, Newburgh Ferry Terminal, 2 Washington St	New York State Office of Parks, Recreation and Historic Preservation	Grants can fund up to 75% of the costs to design and construct parks. Grants capped at \$675,000.
Newburgh Ferry Terminal	NYSDEC Water Quality Improvement Project (WQIP) Program	Competitive grant program to implement projects that directly improve water quality or habitat, promote flood risk reduction
2 Montgomery St, Waterfront Assemblage, Newburgh Ferry Terminal, 2 Washington St	Orange County IDA	Offers Payments in Lieu of Taxes (PILOTs), tax credits for job creation and mortgage tax, sales tax exception and tax-exempt bonds to assist in the purchase of land, construction/renovation of facilities.
2 Montgomery St, Waterfront Assemblage	Empire Ste Development, Excelsior Jobs Program	Provides funding up to 40% project costs to improve access to high quality childcare.
2 Montgomery St, Waterfront Assemblage, Newburgh Ferry Terminal, 2 Washington St	HUD/IRS Opportunity Zone	Provides tax incentives for investment in underserved communities.
2 Montgomery St, Waterfront Assemblage, Newburgh Ferry Terminal, 2 Washington 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

Existing infrastructure (sewer, water, natural gas, sidewalks, roads, and electricity) is available and adequate and will be used to leverage revitalization at the Priority sites. An infrastructure review completed as part of the BOA reported the following: Electricity is adequate to serve future development; Public water and natural gas supply are adequate; Sewage capacity is adequate for future development; however, the sanitary sewers cross lots and need to be relocated to the right of ways to separate stormwater and sewage to create developable land while maintaining the street grid system; . The City will utilize **\$3,120,000 of American Rescue Plan funds** to reconstruct/realign the sewer and repave the roadways along the project’s corridor. Public transit services the area with bus routes. Funding is also available via Orange County IDA (local agency that provides financial assistance via bonding) and NYS Homes and Community Renewal (provide grants up to \$1.75M) to upgrade existing infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

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

Newburgh, a small impoverished city, does not have the funds for site assessment in its budget. Faced with the task of handling several urban issues (e.g., high poverty, lower household income) while grappling with installing treatment to remove PFAS and PFOS from the City’s water supply, Newburgh is plagued by financial hardships. With its low per capita income (\$30,350 vs. \$47,173 for NYS), median home values (\$152,000 vs. \$405,000 for NYS) high poverty (26% City TA exceeding 50% vs.13% NYS) and high property tax rates, almost double NYS average (\$15.90/\$1,000 vs \$11.21/\$1,000), Newburgh simply does not have the ability to procure additional funds from residents to conduct Brownfields assessment, cleanup, and reuse. Additionally, many targeted industrial sites are now closed or abandoned, limiting their taxable value, while many more sites are publicly owned, also limiting their taxable value. 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 federal and state funding. This grant will allow SHoH to assist Newburgh to realize its Brownfield cleanup and revitalization goals.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

EPA’s Environmental Justice (EJ) Screening Tool (EJScreen) was used to evaluate if sensitive populations are disproportionately exposed to Brownfields. As noted in **Table 1**, the data paints a consistent picture regarding the presence and welfare of sensitive populations within the TA and Newburgh, including people of color, low-income individuals,

Table 1 – EJScreen Socioeconomic Indicators TA Census Tracts vs NYS/US			
<i>Sensitive Population</i>	<i>Census tract</i>		<i>NYS/USA</i>
	TA	Newburgh	
People of Color	60%	78%	43%/40%
Low Income	62%	46%	28%/30%
Unemployment	4%	8%	6%/6%
Less than High School	14%	20%	12%/11%
Under 5 Yrs Old	8%	6%	5%/5%
Over Age 64	20%	12%	17%/18%
Census tract A: 36071000400 B: 36071000502			

unemployed individuals, people with less than a high school education, children under five, and people over 64. Other sensitive populations, according to the Orange County Health Assessment, include pregnant women due to high rate of teen pregnancy (22.4 births/1k vs 9.1/1k NYS) and infant mortality (10.4 infant death/1k vs. 4.4 infant deaths/1k NYS). The sensitive populations suffer a range of health and welfare issues including: **High poverty rates** - 26% vs 13% NYS, US census data; **Elevated depression** - 23% vs. 19.5% NYS; **obesity**- 37% vs. 33% NYS, Center for Disease Control and Prevention (CDCP); **% Households receiving food stamps** - 16.1% vs 12.5% NYS and **food deserts** - 12.1% of population are without vehicles that are more than one-half mile from a supermarket) (USDA); **Opioid overdose deaths** - 35.6/100k vs. 25.7/100k NYS; **High violent crime rate** - 4.11/1k vs 3.1 /1k NYS, NYS Department of Health; **Asthma** – 13.6% vs 10% NYS, EJScreen; **Low Life Expectancy** – 21% vs 17% NYS, EJscreen; **Lacking broadband access** - 22% TA, 16% Newburgh vs 12% NYS (EJScreen); and **Lacking health insurance** 11% TA, 13% Newburgh vs 12% NYS (EJscreen).

As noted above, exposure to brownfields has numerous health and welfare impacts on sensitive populations. Many of the elevated welfare issues (poverty, obesity, depression, food insecurity, teen pregnancy, lack of broadband, etc.) can be attributed to the general poor living conditions in blighted areas. The elevated poor health conditions (asthma, blood lead levels, low life expectancy, infant mortality, etc.) may be attributed to exposure to lead paint and mold due to substandard housing (median home construction date 1939 for TA vs. 1958 NYS) and exposure to environmental contaminants (i.e., metal, VOC, PCBs, etc.) in the area soils and groundwater. Addressing brownfields will reduce 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 of fresh food, healthier living conditions, increased outdoor activities and connection with community, which research by the Center for Disease Control and Prevention has demonstrated can lead to longer life, better health, and improved well-being.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions

As noted in **Table 2**, a summary of EJScreen Health Indicators, the TA suffers from low life expectancy and excessive rates of heart disease, asthma and persons with disabilities. In addition to the noted health indicators, the sensitive populations suffer a greater than normal incidence of the following indicators when compared to NYS according to the Orange County Health Assessment report: **Birth Defects** – 309/10k births vs. 287/10k NYS; **Premature Deaths** (before age 65 years)- 29.6% vs 23.3% NYS; **Cancer Mortality**- 192.4/100k vs. 146.8/100k; **Cancer Mortality per 100,000**- 26.2 vs. 21.4 NYS, NYSDOH; **Breast Cancer Mortality per 100,000** – 26.2 vs. 21.4 NYS; **Stroke per 100,000** – 29.1 vs. 27.5 NYS, NYSDOH; and **Coronary Heart Disease per 10,000** – 58.5 vs. 43.8 NYS, NYSDOH.

Table 2- EJScreen Health Indicators TA Census Tracts vs NYS/US			
Disease/Health Condition	TA	Newburgh	NYS/USA
Low Life Expectancy	21%	20%	17%/20%
Asthma	13.6%	12.9%	10%/10%
Persons w/Disabilities	17.2%	17.4%	12.3%/13.7%

Many of the greater than normal incidence of Disease and adverse health conditions (birth defects, premature death, cancer, stroke, etc.) may be attributed to the exposure to environmental contamination including VOCs, PAHs and metals which are present at numerous former industrial sites. SHoH will focus projects to ensure the greatest benefits for sensitive populations which are 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) reducing environmental hazards through the assessment/cleanup of brownfields contaminants; 4) eliminating blight and 5) providing open space and a connection with the city’s waterfront.

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 particulate matter, toxic air releases, lead paint, proximity to Superfund sites and Risk Management Facilities and Underground Storage Tanks. As noted in **Table 4** on page 7, the TA includes disadvantaged communities (as identified by CEJST): 36071000400 and 36071000502 that are burdened by Legacy Pollution (former defense site), Health (asthma, diabetes, heart disease), Housing (housing costs and lead paint), Workforce Development (poverty and lack of high school education), and Energy (high energy costs).

<i>Pollution and Sources</i>	TA	Newburgh	NYS/USA
Particulate Matter	7.85	7.84	7.47/8.45
Toxic Release to Air	390	520	450/4,600
Lead Paint	0.8	0.71	0.54/0.3
Superfund Proximity	3.4	1.4	0.84/0.39
RMP Proximity	0.49	0.74	0.21/0.57
Underground Storage Tanks	4.1	8	7.6/3.6
Bolded Numbers exceed NYS and/or US average			

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

To promote EJ, SHoH 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.

Burden Category	Burden and Socioeconomic Thresholds	
	36071000400	36071000502
Legacy Pollution	Formerly used defense site Low Income 94th	NA
Health	Asthma 94 th Low Inc 94th	NA
Housing	Housing Cost 91 st Lack of indoor plumbing 97 th Lead Paint 96 th Low Inc 94thst	Housing Cost 97 th Lead Paint 97 th Low Inc 84th
Workforce Dev	Low med income 97 th Unemployment 93 rd High School education 16%	Linguistic Isolation 96 th High School Education 43%
Energy	Energy Cost 91 st Low Income 94th	Energy Cost 93 rd Low Income 84th

• 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 a goal is to return previously displaced residents to this area with improved living conditions. Residents will no longer require a car to obtain essential needs such as fresh food, benefit from a healthier living environment due to an increase in open space and blight and contaminant removal, increased tax revenue, job opportunities, and reduced climate change impacts (flooding). SHoH 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. SHoH will collaborate with partners listed in Section 2.b.i to identify issues that impact sensitive populations. SHoH will work to build capacity and leadership skills within EJ communities to empower these communities to play a significant role in bettering their community through brownfield redevelopment.

2.b. Community Engagement

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

SHoH will continue to use the successful public engagement process developed under the BOA which includes seeking input on site selection, project planning, and cleanup/reuse planning. The public will be given ample opportunity to submit suggested sites for assessment through community meetings. The community can participate in the prioritization process through planning charrettes and public meetings. The table below includes local organizations that will be included in the community engagement and decision making for the project.

Partner Name	Point of Contact	Specific Role in the Project
BOA Task Force	Ali Church, Dir Newburgh Planning & Dev 845-569-9400, achurch@cityofnewburgh-ny.gov	Includes community representatives that identify/prioritize/identify reuses for brownfields based on community input. Members represent segment of TA population (Newburgh officials, Urban Renewal Legacy, NAACP, Habitat for Humanity, Hillside Tenant Association, Lower Broadway Business Representative, Newburgh Ministerial Representative, Eco Dev and local realtor). Task Force holds regular meetings, open to the public and outreach to gather input.
Strategic Eco. Dev. Advisory Committee	Genesis Ramos [REDACTED]	Group of residents, business owners and community leaders that will communicate with sensitive populations to ensure effective, inclusive, equitable development
RUPCO	Kevin O'Connor, CEO, koconnor@rupco.org	Serve as a member to evaluate and prioritize sites for rehabilitation and construction of affordable housing.
Orange County Health Dept.	Barbara Clifford, Dir 845-645-7088	Provide health info to evaluate impacts/effectiveness
NYSDEC	Gary Priscott gary.priscott@dec.ny.gov	State Agency Site Investigation plan review and oversight
Hudson River keeper	Rebecca Martin, Dir Comm Partnerships, 800-21-RIVER	Ensure sustainable features included in waterfront design
Mid-Hudson Sierra Club	JoyAnn Savino, Publicity Chair, [REDACTED]	Assist with trail design
The Arc Greater Hudson Valley	Marie Fitzmaurice, Exe. Dir. 845-635-8084	Community-based organization that will conduct outreach to the sensitive populations and assist with site selection
Outdoor Promise	Ronald Zorrilla info@outdoorpromise.org	Ensure equitable access for families/individuals that have been traditionally under-represented

2.b.iii Incorporating Community Input

SHoH will utilize the BOA Task Force to complete a concerted community involvement campaign to raise public awareness, involve the community in the site assessments decision-making processes for priority sites and other sites as selected. The plan will include three primary efforts: 1) SHoH will announce the award in a press release to the local newspaper and in ads placed on local radio stations and the local Public Access Television station to reach residents at all education and access levels. The announcement will also be posted on SHoH and partners (Section 2.b.i) websites. 2) SHoH will continue public engagement as established under the BOA task force. Meeting outcomes, community input and project progress will be distributed through the SHoH and partner's websites and community social media pages and newsletters. 3) SHoH will continue communication with stakeholders. SHoH will conduct quarterly public meetings and presentations to provide project progress updates and obtain input and comments from the community. SHoH will evaluate the inputs in consideration of the task goals, strategy, and reuse, and provide written responses. If requested, news releases, web postings, written materials, etc. will be available in other languages for residents whose first language is not English. Community engagement meetings will be available online and recorded. To create an effective online meeting, video segments will be timestamped and linked to agendas, minutes, and supporting documentation; and meeting web pages and content will be checked to ensure documents are screen-reader friendly for accessibility, and closed captioning will be used when streaming video. Public meeting online participation tools, including conference calls for those without digital access, will be used to solicit public comment at each event. Comments submitted during meetings will be responded to immediately. Written online comments will be responded to individually and presented at the next meeting.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities & Outputs

Task 1 – Project Management, Reporting & Other Eligible Activities

i. Project Implementation: Includes: 1) Cooperative agreement compliance oversight; 2) Selection of Qualified Environmental Professional (QEP) by the SHoH in accordance with SHoH requirements and 2 CFR200.317-326; 3) Federal Financial Report (FFR) reporting; 4) MWBE/DBE reporting; 5) Property Profile Form submission/updates in the EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database; 6) monthly status meetings with QEP to ensure activities are progressing, goals/objectives are met, and if not, actions to address; 7) report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged at grant completion. SHoH 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: SHoH with support from the QEP.

iv. Outputs: Quarterly reports with status tables (16), Annual FFR report (4), Final project closeout report (1), ACRES profiles (~9 sites) updated with completion of each project element, a member from the SHoH attending three brownfield events, approximately 48 monthly meetings and QEP selection.

Task 2 – Community Engagement & Site Inventory/Prioritization:

i. Project Implementation: Includes: 1) prepare 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. Initial broad planning review of inventory sites to determine the next steps for each site, e.g., Phase I, Phase II, or detailed planning study if assessments are adequate. Use screening tools (e.g., CEJST) to ensure Justice40 areas are included in new priority sites. Work with SHoH legal representatives to obtain access agreements. Sites will be selected that can support near term growth and spur economic activity in underserved areas.

ii. Anticipated Project Schedule: Preparation of community involvement plan/outreach materials, Qtr. 1, Development of Site Inventory and prioritization of sites to be assessed will occur in Qtr. 1 – Qtr. 2. Meetings with the taskforce, community members, and property owners, throughout the grant period (4 years). Update inventory twice in years two and three to account for newly identified sites.

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

iv. Outputs: Community involvement plan, prioritized site inventory, eligibility forms and access agreements (~9), 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 and AWP:

i. Project Implementation: Based on the outcome of Task 2, SHoH will direct QEP to obtain EPA site approvals, prepare a Generic Quality Assurance Project Plan (QAPP)/Health and Safety Plan (HASP), 9 Phase Is in accordance with All-Appropriate Inquiries Final Rule and ASTM International (ASTM) E1527-21 Phase I ESA standard. Completion of up to five Phase IIs conforming to EPA/NYSDEC requirements and ASTM 1903-11. Regulated Building Material (RBM) surveys will be completed at one site 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 four priority sites, 2 Montgomery Street, 1 Lafayette Street, the Water Street Assemblage, and the Newburgh Ferry Terminal. Site Specific Cleanup plans and Analysis of Brownfield Cleanup Alternatives (ABCAs) prepared for up to 1 site where contamination is confirmed or strongly suspected based on Phase Is and where existing cleanup planning has not been done: 2 Montgomery Street. All subcontractors will be procured following grant and SHoH requirements.

ii. Anticipated Project Schedule: Yr.1: Generic QAPP/HASP, 5 Phase Is, 2 Phase IIs; Yr.2: 3 Phase Is, 2 Phase IIs, 1 RBM survey, 1 Cleanup/ABCA Plan Yr.3: 1 Phase I, 1 Phase II, 2 Site Reuse Assessment (site to be determined); Yr.4: Completion of any incomplete plans and reports.

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

iv. Outputs: One Generic QAPP/HASP, ~9 access agreements/EPA site approvals, 9 Phase Is, 5 Phase IIs, 1 RBM, one Site Specific Cleanup/ABCA Plan, 2 Site Reuse Assessments.

3.b. Cost Estimates: Project cost estimates are provided by task below. SHoH will use **less than 5%** of the grant funds for personnel/fringe costs to administer the grant and will contribute their own resources to manage the activities described herein. As noted below, **76%** of grant funds are allocated to **Phase I/II/RBMs, and site-specific cleanup planning. SHoH will use less than 30% of grant funds for planning /reuse due to existing plans.*** Contractor costs are based on an average labor rate of \$170/hr.

Task 1 – Project Mgmt., Reporting & Other Eligible Activities (\$36,254):

Personnel/Fringe Benefits: \$23,404; Compliance reporting by SHoH \$18,723 (237 hrs. x \$79/hr. x one staff); \$4,681 Fringe Benefits

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

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

Contractual Total: \$48,620; Stakeholder Meetings: \$27,200 (80 hrs. x \$170/hr. x 2 staff)

Update Project Fact Sheets, Site Nomination Form & Webpage Content: \$8,500 (50 hrs. x \$170/hr.)

Update inventory brownfield sites: \$12,920 (76 hrs. x \$170/hr.)

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

Contractual Total: \$421,940; Site Eligibility Requests: \$1,530 (9 hrs.@\$170/hr); RBM Surveys: \$6,046 (1 sites@\$6,046 ea); Update Generic QAPP/HASP: \$5,900 (1 QAPP x \$5,900/QAPP); Cleanup/ABCAs: \$7,800 (1 sites@\$7,800ea); Phase I ESAs: \$49,500 (9 sites@\$5,500/ea); Phase II ESAs: \$308,350 (5 sites@\$61,670ea, average); Site Reuse Assessment*: \$36,000 (2 sites@\$18,000ea) *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	\$18,723	\$0	\$0	\$18,723
Fringe Benefits	\$4,681	\$0	\$0	\$4,681
Travel	\$4,090	\$0	\$0	\$4,090
Contractual	\$8,160	\$48,620	\$415,126	\$471,906
Other	\$600	\$0	\$0	\$600
Total Direct Costs	\$36,254	\$48,620	\$415,126	\$500,000
Indirect Costs	\$0	\$0	\$0	\$0
Total Budget	\$36,254	\$48,620	\$415,126	\$500,000

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

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

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

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

SHoH, has the internal, organizational capacity to manage the grant. Administration of grant activities will be fully undertaken by SHoH which maintains a staff of 22 members including an Executive Director, a Director of Finance and Administration, a Finance Associate, and a Director of Operations. SHoH will be responsible for the timely and successful expenditure of funds in three years, and completion of all technical, administrative, and financial

requirements of the project and grant. SHoH has a professional and capable staff to manage this and other grants. The structure of the organization is team-based. The SHoH organization is led by a board of directors which provides fiduciary oversight. SHoH also has an excellent relationship with municipal partners and the private sector, who will undoubtedly be utilized for assistance with the successful completion of the project. All these parties, in-house staff, municipal partners, and private sector comprise the project team. SHoH has the executive authority of the group's board to administer the grant. SHoH has experience in the administration of grant funds at local, state, and federal levels including an EPA Community-wide assessment grant as noted in 4.a.ii (1). **The Project Director will be Ms. Lisa Silverstone.** She will oversee grant administration, fiscal accounting, and compliance. Ms. Silverstone has worked for SHoH for 15 years; managed the finances for the \$21 million housing project, and handles grant administration, compliance, and finances for SHoH. Ms. Silverstone will be assisted by:

- Ramona Monteverde, Dir of Facilities Ops, will assist with project management. She has worked for SHoH for over 16 years, served as project manager for development of housing projects and continues to serve as project manager for SHoHs' growth projects including \$121k build-out of 2 commercial spaces; installation of a \$340k theater marquee; \$325k development of an urban park; and a \$1.3M roof restoration on the Ritz Theater.
- Gina Babbage, SHoH Marketing and Public Relations Coordinator, will coordinate public outreach with SEDAC and partners. Ms. Babbage has 8 years' experience marketing events, maintaining contacts and organizing events.
- Greg Castro- SHoH Finance Director will be responsible for grant finance management (i.e., invoice review and approval), tracking payment request and QEP payments. Mr. Castro has an MBA in Corporate Finance and Public Accounting and has 28 years of nonprofit finance, accounting and program experience.

4.a.iv. Acquiring Additional Resources: SHoH will secure additional resources as needed to successfully complete the project, following the SHoH's Procurement Administrative Rules which involve a competitive qualifications-based procurement process in compliance with the EPA's "Professional Service" procurement process (2 CFR 200.317-326). This will include the contracted services of an environmental consultant meeting the definition of a QEP to provide ASTM/AAI-Compliant Phase I/II Assessments, SAP/QAPP preparation, and Cleanup Planning, as well as contracted services of others in completing community outreach assistance.

4.b. Past Performance and Accomplishments

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

(1) Accomplishments: SHoH was awarded a Community-Wide Assessment grant in 2023 (BF96239322). The outputs and outcomes noted below were noted in ACRES.

Outputs

- 3 Community outreach meeting (conducted 2 times per day), conducted on-line survey to obtain input.
- 6 Task Force meetings that were open to the public and recorded.
- 9 priority sites identified, completed 9 Phase I ESAs in the defined target area, 3 Phase II ESAs and 3 site
- Working w/community to develop policies and housing/ownership models that support equitable development, wealth-building, and restitution for urban renewal descendants.

Outcomes

- Educated local officials and public on brownfield process.
- Enabled the community to overcome past injustices caused by the failed urban renewal attempts of the 1970s that demolished people's homes and uprooted without suitable new homes to move to. and assisted in mending.
- The Task Force is working to identify developers to revitalize the sites.

Outputs and outcomes are noted in ACRES.

(2) Compliance with Grant Requirements: During the administration of the above-mentioned grants, meetings were held at milestones by SHoH officials and interested/invested parties to determine progress and implement necessary changes. At the conclusion of the grants, a review was completed to determine the overall success and/or areas for improvement. These reports were submitted to the awarding agency with 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 grant started May1, 2023 and has \$142,000 remaining that will be expedited on 3 additional Phase II and remediation planning at approved sites.

Safe Harbors of the Hudson Newburgh, NY

THRESHOLD CRITERIA RESPONSES

1. Applicant Eligibility

Safe Harbors of the Hudson, Inc.(SHoH) is a mixed-use non-profit housing and arts redevelopment project and is eligible as 501 (c)(3) Non-Profit Organization - see attached paperwork.

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

Please see the attached

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

Not applicable.

4. Description of Community Involvement

SHoH will continue to use the successful public engagement process developed under the BOA which includes seeking input on site selection, project planning, and cleanup/reuse planning. The public will be given ample opportunity to submit suggested sites for assessment through community meetings. The community can participate in the prioritization process through planning charrettes and public meetings. The table below includes local organizations that will be included in the community engagement and decision making for the project.

Partner Name	Point of Contact	Specific Role in the Project
BOA Task Force	Ali Church, Dir Newburgh Planning & Dev 845-569-9400, achurch@cityofnewburgh-ny.gov	Includes community representatives that identify/prioritize/identify reuses for brownfields based on community input. Members represent segment of TA population (Newburgh officials, Urban Renewal Legacy, NAACP, Habitat for Humanity, Hillside Tenant Association, Lower Broadway Business Representative, Newburgh Ministerial Representative, Economic Development and local realtor). Task Force holds regular meetings, open to the public and outreach to gather input.
Strategic Eco. Dev. Advisory Committee	Genesis Ramos genesisramos192@gmail.com	Group of residents, business owners and community leaders that will communicate with sensitive populations to ensure effective, inclusive, equitable development
RUPCO	Kevin O'Connor, CEO, koconnor@rupco.org	Serve as a member to evaluate and prioritize sites for rehabilitation and construction of affordable housing.
Orange County Health Dept.	Barbara Clifford, Dir 845-645-7088	Provide health info to evaluate impacts/effectiveness
NYSDEC	Gary Priscott	State Agency Site Investigation plan review

Safe Harbors of the Hudson Newburgh, NY

	gary.priscott@dec.ny.gov	and oversight
Hudson River keeper	Rebecca Martin , Dir Comm Partnerships, 800-21-RIVER	Ensure sustainable features included in waterfront design
Mid-Hudson Sierra Club	JoyAnn Savino, Publicity Chair, mhsierraprograms@yahoo.com	Assist with trail design
The Arc Greater Hudson Valley	Marie Fitzmaurice, Exe. Dir. 845-635-8084	Community-based organization that will conduct outreach to the sensitive populations and assist with site selection
Outdoor Promise	Ronald Zorrilla info@outdoorpromise.org	Ensure equitable access for families/individuals that have been traditionally under-represented

SHoH will utilize the BOA Task Force to complete a concerted community involvement campaign to raise public awareness, involve the community in the site assessments decision-making processes for priority sites and other sites as selected. The plan will include three primary efforts: 1) SHoH will announce the award in a press release to the local newspaper and in ads placed on local radio stations and the local Public Access Television station to reach residents at all education and access levels. The announcement will also be posted on SHoH and partners (Section 2.b.i) websites. 2) SHoH will continue public engagement as established under the BOA task force. Meeting outcomes, community input and project progress will be distributed through the SHoH and partner’s websites and community social media pages and newsletters. 3) SHoH will continue communication with stakeholders. SHoH will conduct quarterly public meetings and presentations to provide project progress updates and obtain input and comments from the community.

SHoH will evaluate the inputs in consideration of the task goals, strategy, and reuse, and provide written responses. If requested, news releases, web postings, written materials, etc. will be available in other languages for residents whose first language is not English. Community engagement meetings will be available online and recorded. To create an effective online meeting, video segments will be timestamped and linked to agendas, minutes, and supporting documentation; and meeting web pages and content will be checked to ensure documents are screen-reader friendly for accessibility, and closed captioning will be used when streaming video. Public meeting online participation tools, including conference calls for those without digital access, will be used to solicit public comment at each event. Comments submitted during meetings will be responded to immediately. Written online comments will be responded to individually and presented at the next meeting.

5. Expenditure of Existing Grant Funds

Safe Harbors was awarded an Assessment Grant on 8/11/2022. Grant period runs 10/1/22 to 9/30/25. The balance remaining as of 9/23/24 was \$142,467.14.

Attached is the documentation.

Safe Harbors of the Hudson Newburgh, NY

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

Not applicable.

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

Not applicable.